

**7 Epsom Avenue, Dubbo, NSW 2830**



**Sold House**

Friday, 1 March 2024

7 Epsom Avenue, Dubbo, NSW 2830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 643 m2**

**Type: House**



Karen Chant

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**\$501,000**

Discover the perfect blend of comfort and convenience in this charming 3-bedroom brick home which is positioned only a short walk to the Orana Mall shopping centre. This delightful residence features a welcoming wrap-around verandah, offering a serene spot to relax and unwind. Inside, you will find a well-appointed living space with oversized lounge with tranquil gas log heater and room for a home office or second dining area. The property includes a single garage and an additional carport providing ample parking and storage. An added bonus includes a practical workshop with workbench and a convenient second toilet. This home is not just a living space, but a lifestyle choice for those seeking a blend of homeliness, affordability and accessibility to shops, medical, parks, playground and Egret Lake. Don't miss this opportunity to make this house your new home. FEATURES:- 3 bedrooms all with storage, master with wall air conditioner- Large living room with space for a home office if required- Dining off the tidy kitchen overlooking rear yard with great storage - Gas log look heater, ducted evaporative air conditioning- 3-way family bathroom with timber vanity and skylight- Verandah encircling the home - an idyllic spot for relaxing- Single garage + single carport + workshop with 2nd toilet & sink- Secure rear yard, raised veggie gardens, covered utilities storage- Walk to Orana Mall, medical centre, parks, playgrounds & ovals- Childcare centre, school, Macquarie Inn and gym are also nearby- Short drive to the Dubbo CBD & Blueridge Business Park with Bunnings

**FAST FACTS:**Built: 1985 approxBlock size: 642.5 sq m approx. Zoning: R2 Low Density ResidentialCouncil rates: \$2,663 pa approx plus user pays waterRental estimate: Around \$420 to \$430 per week approxSelling agent: Karen Chant - 0448 191167Address: 7 Epsom Avenue, DubboClick on the virtual tour link for a 360 degree virtual inspection or contact the selling agent, Karen Chant on 0448 191167, for further details including inspection times.

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