

70 Catherine Drive, Dubbo, NSW 2830



House For Sale

Wednesday, 13 December 2023

70 Catherine Drive, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 626 m2

Type: House



Samuel Shooter

0268854564

\$495,000 to \$525,000

Situated just minutes from Dubbo's CBD and with an elevated position, this 3 bedroom, 1 bathroom home is sure to impress! With a fixed term lease in place, this property is perfect for savvy investors and owner occupiers that have time before they need to move in. The home features ceiling fans and built-in wardrobes in all bedrooms, two sun-filled living areas including an open-plan kitchen, living, and dining area, making it the perfect place to entertain and belong. Stay comfortable all year round with the split system unit and gas point heating, and enjoy the ease of external access from the laundry. The property also features a large, secure backyard that offers endless possibilities for outdoor entertaining and family fun. Stay connected via the NBN and make the most of the single garage, which has the potential to be converted into an office or rumpus room. Additionally, rear access and a rainwater tank add extra value and functionality to this fantastic property. Don't miss out on this outstanding investment opportunity or the chance to secure a wonderful family home in a convenient location. Enquire now and take the first steps towards calling 70 Catherine Drive home. - Three Bedrooms - One Bathroom - Ceiling fans throughout - Open Kitchen, Living and Dining area - Abundant Storage - Dishwasher - Two Living Rooms - Gas Point Heating - Split System - Low Maintenance Yards - Rear Access - Tenant in place until 08 August 2024 with a rental return of \$470 per week in the current rental market - Levied Rates: \$2600.85 per annum / \$650.21 approx. per quarter We have obtained all the information and figures contained in this document from sources we believe to be reliable; however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.