

**9 Augusta Avenue, Dubbo, NSW 2830**



**House For Sale**

Wednesday, 21 February 2024

9 Augusta Avenue, Dubbo, NSW 2830

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Samuel Shooter

0268854564

**\$820,000 to \$850,000**

Located in Delroy Park Estate, this generous family home has been designed with your family's enjoyment and comfort in mind. All 4 of the bedrooms are generously proportioned and 2 of the 3 secondary rooms have built-in desk and storage options, making homework and study a breeze. The master is spacious and includes the ease of a walk in robe and an ensuite replete with his and hers vanity sinks and floor to ceiling tiles. The family hub forms the centre of the home and comprises a large kitchen, dining and living area that overlooks the outdoor entertaining area. Built in storage makes this space even easier to enjoy with a place for everything. The 2nd living area provides a quieter carpeted space to snuggle while watching a movie or to enjoy a book and a cuppa. The kitchen enjoys an open feel and makes mealtimes a breeze with a double door fridge space, dishwasher, gas cooktop, island bench and a walk in pantry. Ducted reverse cycle air conditioning ensures you are comfortable all year and through every season. The covered entertaining area is sure to see a lot of use year round and with a 6m x 9m powered shed and rear yard access for a vehicle, those that like to build or tinker can engage in their interests from Day 1. If there's only one thing you do this weekend, make inspecting 9 Augusta Ave it! We look forward to seeing you at an open home or if you're unable to make it, please contact agent Samuel Shooter to arrange a private inspection on 0402 640 126. 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.- 924m<sup>2</sup> block- popular & growing location- brick & tile construction- 4 bedrooms, master with ensuite & walk in robe- 2 living areas + additional office space- ducted reverse cycle air conditioning- covered entertaining area - 6m x 9m powered shed- rear yard vehicular access- 2.2km to Delroy Park Shopping Centre & Delroy Park Medical Centre- 3.6km to Dubbo Golf Club- 5.4km to Dubbo Square Shopping Centre- Levied rates \$2912.30 per annum/ \$728.07 per quarter