

# 9 Murrayfield Drive, Dubbo, NSW 2830

## Sold House

Friday, 3 November 2023

9 Murrayfield Drive, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 840 m2

Type: House



Jane Donald  
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Rory Hurford  
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**\$515,000**

This three-bedroom home offers a modern, low maintenance environment designed to be suitable for long term investment. Complete with two separate living areas and a spacious outdoor entertainment area this home offers a great design for family living. With new flooring and a fresh coat of paint throughout + having the advantage of already having a tenancy in place until February next year, this home offers the full package when buying an investment property. Both the front and back yard have a reduced lawn area, with granite areas making it easy to maintain plus water tolerant gardens. This property has been specifically designed to be both drought tolerant and low maintenance. Features include: -Three bedrooms with built-in robes- Galley style kitchen with updated appliances and island bench- L-shaped living room offering great space with a reverse cycle split system a/c unit- Tiled family room offering another dining area or tv room- Modern three-way bathroom with access from the main bedroom- Second toilet- Large outdoor covered entertaining area- Ducted evaporative cooling- Gas points- Single garage- Secure carport- Vehicle access to rear yard available- Tenant in fixed term tenancy until February 24 paying \$450 p/w, property is sold subject to this tenancy - Bus stop 25m away for 7 day public transport