

93 Baird Drive, Dubbo, NSW 2830



Sold House

Thursday, 14 December 2023

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Bedrooms: 3      Bathrooms: 1      Parkings: 1      Area: 703 m2      Type: House



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**\$508,000**

Welcome to 93 Baird Drive, Dubbo, NSW 2830, an inviting three bedroom, one bathroom home that is perfect for first time buyers and downsizers alike. This residence is an ideal blend of comfort, space, and convenience for those seeking a place to call home. Stepping through the front door, you'll be greeted by a spacious L-shaped living area that optimises functionality, complete with a cozy gas heater and built-in shelving that provides practical storage and display solutions. But that's not all - there are two separate living areas, for larger families or those who love to entertain. Whether it's a family movie night or hosting friends for dinner, this home offers the flexibility you seek. This property comes equipped with evaporative cooling to keep you comfortable during the warmer months. Additionally, there's an oversized and endlessly versatile QLD style room that could serve as a kids' playroom, a teenager's retreat, or a welcoming space for visiting family and friends. Complete with solar heating, the pool can be enjoyed for much of the year. Outside, you'll discover an expansive covered entertainment area, perfect for hosting family and friends. The backyard provides ample space for your beloved pets to enjoy the sun and DIY enthusiasts will appreciate the two sheds, offering plenty of room for projects and storage. Don't let this fantastic opportunity slip through your fingers. This delightful home is ready and waiting for you to create lasting memories with your family. Make 93 Baird Drive your new address and enter this exciting chapter of comfort and convenience in Dubbo. - Three Bedrooms - One Bathroom - Separate Toilet - QLD Style Room - Lockable garage - 2 Sheds - Fully fenced inground pool - Poolside covered area - Veggie Garden out the Front - Aquaponic System to the gardens - Undercover Entertainment Area - 1.1km to Delroy Park Shopping Centre - 1.3km to Dubbo College Delroy Campus - 2.8km to Dubbo Square - Potential to be leased for \$420 - \$450 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.