

**12C Cunningham Street, Dubbo, NSW 2830**



**Duplex/Semi-detached For Sale**

Sunday, 23 June 2024

12C Cunningham Street, Dubbo, NSW 2830

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 465 m2**

**Type:**

**Duplex/Semi-detached**



Michael Redden

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## Price Guide: \$295,000-\$325,000

Introducing a neat, tidy and easy-care duplex in East Dubbo that would be an ideal addition for an investor who is seeking a spacious, single level two-bedroom duplex or for a first home buyer looking to get into the market. This duplex has a very spacious layout and functional floor plan. Both bedrooms are privately positioned away from living areas, are generous in size and have built-in wardrobes. The well-appointed kitchen is open plan to the meals area and features good kitchen storage, electric cooktop and electric wall oven, laminate benchtops including a breakfast bar which is perfect for meal preparation and casual dining and complemented by stylish vinyl floor planks. The spacious lounge room is nestled at the front of the duplex and could easily be partly converted into a 3rd bedroom for those wanting the extra bedroom and as such, will still leave a cosy lounge room to enjoy. Both the bathroom and laundry are in original condition and are of good size. Completing this wonderful package is a single lock up garage, a garden shed to house your tools and low maintenance yard with side access. Being in a convenient location, close to Orana Mall, schools and convenience shops, this duplex represents great value for money. If you are looking to downsize, grow your investment portfolio, or even to buy your first home, then this duplex is one to put at the top of your list. Contact Michael Redden at Redden Family Real Estate for details on upcoming open homes.

- Approx. rent \$350.00 per week
- Built in approx. 1978
- Freehold and single level
- Spacious bedrooms with built-in wardrobes
- Huge front living room
- Well-appointed kitchen with laminate benchtops, breakfast bar, pantry and electric hot plates and electric wall oven
- Separate meals area off the kitchen
- Reverse cycle split system air conditioner
- Electric hot water service
- Council rates \$2,419.51 p.a. approx.
- Conveniently located within minutes to Schools, shops, sporting ovals, parklands, Orana Mall shopping centre, Blueridge Business Park and Dubbo's CBD.

DISCLAIMER: The information contained herein has been provided to us by the Vendors and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information provided.