

**4 Graza Avenue, Dubbo, NSW 2830**



**Duplex/Semi-detached For Sale**

Sunday, 23 June 2024

4 Graza Avenue, Dubbo, NSW 2830

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 177 m2**

**Type:**

**Duplex/Semi-detached**



Samuel Shooter

0268854564

## **\$800,000 to \$840,000**

If you're looking for the opportunity to secure an attractive low maintenance home whilst being able to generate an additional income or accommodate guests, you'll love this inviting home in Keswick Estate. The main residence features four bedrooms, two bathrooms and two living areas, with comfort and ease being the primary objective of the design. Perfect for those looking to offset their mortgage with rental income or multi-generational buyers seeking a suitable style home, the attached granny flat allows the convenience of 2 bedrooms, a kitchen, dining, living area and separate bathroom. Adding to the ease of the home, additional features like ducted evaporative air conditioning, a natural gas point, double garage with remote access make life a breeze and outside, a private backyard with a patio area, rainwater tank, and established gardens provide the perfect outdoor retreat. 4 Graza Ave is the perfect property for someone looking to buy a strong rental asset or move into in the future. Don't miss out on this opportunity to make this great property your new home - a place where functionality meets comfort in a sought-after neighborhood. Features include: - Four well sized bedrooms, all with built-in wardrobes- Open Plan Kitchen Dining Area with Stainless Appliances- Formal Living Area- Main Bathroom offers separate shower and bath and contemporary finishing's giving it a touch of glamour- Ensuite off the Master Bedroom- Ducted Evaporative Air Conditioning- Natural Gas Point- Ample Cupboard Space- Double Garage with remote control access- Private & Spacious Backyard- Patio Area- Rainwater Tank- Established Lawns and Garden Beds- Dual Occupancy Block with Shared Driveway- Tenant in a fixed term lease until - 4 Graza Ave rental return \$540 per week (fixed term until 30 Jan 2025)- 4a Graza Ave rental return \$390 per week (fixed term until 1st April 2025)- Total rental income of \$930 per week- Levied rates \$2881.15 per annum. - Built in 2018\*\* Note 3D virtual tour for reference taken in 2021, please arrange an inspection.