

10 Murray Avenue, Dubbo, NSW, 2830



House For Sale

Friday, 13 September 2024

10 Murray Avenue, Dubbo, NSW, 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Karen Chant

0448191167

Immaculate Home with Excellent Shedding in Yarrawonga Estate

Nestled in the sought-after Yarrawonga Estate, this beautifully maintained home offers the perfect blend of comfort, style and practicality.

The moment you step inside, you'll be captivated by the expansive open-plan living space and the stunning Blackwood timber kitchen, designed for both functionality with ample storage to accommodate all your culinary needs.

Whether you're a single, a couple, an investor, a family or retiree, this home has been thoughtfully designed and planned. With a low-maintenance yard, there's more time to enjoy life's pleasures without the burden of constant upkeep. And for those who enjoy tinkering or need extra storage, the detached garage/workshop is an absolute gem.

Positioned within walking distance to cafes, brewery, schools, childcare, parks and Bunnings and only a short drive to Orana Mall Marketplace, medical centre and Macquarie Inn, everything you need is right at your fingertips.

Your lifestyle upgrade is just a move away. Don't miss out on this exceptional opportunity to secure a home that offers not just a place to live, but a life to love.

FEATURES:

- Four beds, built-ins, large master includes walk-in robe & ensuite
- Large open plan living, dining & kitchen area with handy study nook
- Beautiful Blackwood timber family kitchen with loads of storage
- Ducted cooling; zoned underfloor heating; natural gas point; fans
- Covered outdoor entertaining area with hardy stamped concrete
- Double garage with automatic doors & workbench, gated single carport
- Detached garage/workshop with power, shelving, cabinetry, bench & fans
- Low maintenance front yard and garden with no lawn & crushed granite
- Low maintenance rear yard with minimal lawn, storage area, rainwater tank
- Ideal for downsizers, retirees, couple, families, investors and home hobbyists/tradies
- Easy access to Orana Mall, Elizabeth Park, Medical Centre and Macquarie Inn
- Positioned in popular Yarrawonga Estate - which offers walking distance to private schools, childcare, cafes, brewery & restaurant, sporting facilities, Bunnings and BlueRidge Business Park

FAST FACTS:

Built: 1998 approx

Block size: 845 sq m approx.

Zoning: R2 Low Density Residential

Council rates: \$3,065 pa plus user pays water

Rental estimate: Around \$600 to \$620 per week depending on demand

Selling agent: Karen Chant - 0448 191167

Click on the virtual tour link for a 3D 360 degree virtual inspection or contact the selling agent, Karen Chant on 0448 191167, for further details including inspection times.

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