

28 Wollomombi Parade, Dubbo, NSW, 2830



House For Sale

Monday, 2 September 2024

28 Wollomombi Parade, Dubbo, NSW, 2830

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Karen Chant

0448191167

Stylish, Low-Maintenance Living Solution

Beautifully designed with a focus on easy-care living and abundant natural light, this modern home is ideal for retirees, first-home buyers, singles, couples, and investors.

Set over a single level, the open-plan layout features a north facing living and dining, office nook with shelving and modern kitchen at its heart, whilst two spacious bedrooms are supported by a well-appointed bathroom including a bath. The tiled outdoor entertaining area, complete with a TV point, invites alfresco dining, while a secure lock-up garage, off-street parking, and a gated front fence add extra appeal.

Perfect for those seeking an easy care, low-maintenance lifestyle, it's conveniently located within 5 minutes of Delroy Park Shopping Centre with Woolworths, chemist, post office, medical centre, parks and more and a short drive to top dining spots including Club Dubbo, Reflections Restaurant and Dubbo Golf Club.

This immaculate home is move-in ready and waiting for you to enjoy your new relaxed lifestyle. Don't miss the opportunity!

FEATURES:

- Spacious two bedroom home with built-ins only six years old
- North facing open plan living & dining flowing to kitchen
- Family sized kitchen with dishwasher & electric cooking
- Handy study nook off the living with built-in shelving
- Ducted evaporative air conditioning, natural gas point
- Spotless bathroom with bath and shower, separate toilet
- Large laundry with fantastic storage; low maintenance yard
- Underroof and tiled outdoor entertaining area with tv point
- Single auto garage with internal access and storage nook
- Off street car parking; gated front fence; pebbleCrete driveway
- Compact, manageable and pet friendly yard with established turf
- Single level freestanding home, freehold title, brick and tile construction
- 1.7 km to Delroy Park with Woolworths, medical, chemist, post office & more
- 1.8 km to parklands, lake, walking & cycling tracks and oval with playground
- Less than 3 km to childcare and a selection of schools
- Less than 3 km to Club Dubbo, Reflections Restaurant, Golf Club, schools & childcare; 5 km to Dubbo CBD

FAST FACTS:

Built: 2018 approx

Block size: 492 sq m approx

Zoning: R2 Low Density Residential

Council rates: \$2,789 pa approx plus user pays water

Rental estimate: Around \$460 to \$480 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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