

51 Alder Place, Dubbo, NSW, 2830



House For Sale

Friday, 6 September 2024

51 Alder Place, Dubbo, NSW, 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Karen Chant
0448191167

Family Home with Ultra-Convenience

For an ultra-convenient yet tranquil lifestyle in Dubbo, Alder Place in Orana Heights is hard to beat. Just a short stroll to Orana Mall Shopping Centre, Western Plains Medical & Dental Centre, Macquarie Inn, Orana Heights Public School and local parks, this location offers the perfect blend of comfort and convenience.

The modernised four-bedroom, two-bathroom home features an inviting inground pool, making it ideal for couples, families, first-time buyers and downsizers alike. Ready for you to move in and enjoy, this property is your gateway to a relaxed and easy lifestyle.

Blending comfort, functionality, and convenience in one irresistible package, don't miss out on this fantastic opportunity!

FEATURES:

- Four bedrooms, built-ins, ensuite, ceiling fans
- North facing and light filled living and dining
- Family or meals area flowing off the modern kitchen
- Ducted and zoned reverse cycle air conditioning
- 3 way family bathroom, great sized laundry
- Large, north facing front patio for resting & relaxing
- Tiled sunroom/enclosed entertaining/playroom
- Paved alfresco area for firepit or outdoor entertaining
- Summer ready in-ground salt water swimming pool
- Single auto garage, gated car space & carport, yard access
- 7.8 kW solar system, 38 panels (under a loan contract with Brighte)
- Tidy yard with beautiful, low maintenance native garden
- Only steps to Orana Mall, Medical Centre & Macquarie Inn
- Easy access to Orana Heights Public School, childcare & ovals
- Walk to parks, church, Apex Oval, gym & takeaway food
- Short drive to CBD, amenities & Blueridge Business Park with Bunnings

FAST FACTS:

Built: 1979

Block size: 766 sq m

Zoning: R1 General Residential

Council rates: \$2,959 pa approx plus user pays water

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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