

1/52 Birch Avenue, Dubbo, NSW, 2830

BOB BERRY
REAL ESTATE

Unit For Sale

Wednesday, 30 October 2024

1/52 Birch Avenue, Dubbo, NSW, 2830

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Ross Woodham

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Affordable Low Maintenance First Home or Investment

Don't miss the opportunity to inspect this tidy brick veneer unit conveniently located within walking distance of Orana Mall, Western Plains Medical Centre, Macquarie Inn hotel & restaurant, Dan Murphy's liquor, Elizabeth Park, Japanese Gardens, sporting oval & primary school.

Light-filled & welcoming, the low maintenance strata title property is accessed via a quiet side street opposite greenspace. The well-maintained lawns & leafy gardens have automatic irrigation.

Offering a surprising amount of space & good built-in storage, the low maintenance unit is ideally suited to first home buyer or downsizer owner occupiers & astute investors. Inspect & be surprised by all the possibilities.

- 2 bedrooms with generous built-in wardrobes
- Open plan living & dining with access to patio
- Tidy kitchen electric cooking, rangehood, breakfast bar
- Bathroom with shower, full bath, separate toilet
- Laundry with great built-in storage cupboards
- Ducted reverse-cycle air conditioning, electric hot water
- Covered front & back patios, leafy irrigated gardens
- Secure & private compact backyard, single garage
- 1 owner, strata titled, good investment opportunity
- Walk to Orana Mall, Elizabeth Park, Japanese Gardens & Macquarie Inn

The information and figures contained in this material is supplied by the vendor and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information contained herein.