

1/31 Jubilee St, Dubbo, NSW, 2830



Villa For Sale

Friday, 16 August 2024

1/31 Jubilee St, Dubbo, NSW, 2830

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Villa



Michael Redden
0268844036



Scott Redden
0268844036

Quality Villa In a Secure Gated Estate In South Dubbo!

Nestled in a quiet, leafy South Dubbo location, is where you will find this well maintained, small-scale secure gated neighbourhood estate. If you are looking at downsizing into something a lot more manageable or if you would like a quality investment property you can set and forget, then, this one should be at the top of your list! Enter through the remote-controlled electronic gate where you will soon discover Villa 1 which is standing proudly and independently at the front of the complex. Inside the freshly painted villa, you will immediately notice the new stylish timber grain vinyl floor planks and will soon discover the new refurbished kitchen which is open plan to the spacious meals/living area. The kitchen comes complete with quality appliances including an under bench electric oven, dishwasher and new gas cooktop as well as ample storage cupboards, stylish laminate benchtops which includes a breakfast bar, perfect for casual dining and meal preparation. All bedrooms are generously sized, the main bedroom also benefiting from a walk-through wardrobe and direct access to the main bathroom. The bathroom has been refreshed with a new vanity and separate toilet which are complimented by quality tiles and fittings. All year-round comfort has been considered with ducted evaporative cooling, the unit of which has just been replaced, and also gas points for heating. You will also enjoy an extra-long single lock-up garage with an auto door and internal access. The undercover pergola area is sure to appease outdoor entertaining. This small neighbourhood complex consists of 6 x 3 bedroom villas, which is conveniently located around the corner from a wide range of retail outlets in Tamworth Street, including an IGA store. This villa would be an ideal place to downsize and will provide the comfort you desire with the confidence and security only a gated estate can offer! Won't last long so enquire with the friendly team at Redden Family Real Estate without delay!

Features:

- ☑ Built in approx.. 2003
- ☑ 312.8 m2 block of land
- ☑ Unit entitlement 50/300
- ☑ Well maintained neighbourhood lot within a small, secure gated complex consisting of 6 x 3 bedroom villas
- ☑ Secure electronic remote controlled front gate
- ☑ Separately metred for water
- ☑ Freshly painted inside
- ☑ New kitchen, gas cooktop and rangehood
- ☑ New bathroom vanity and toilet
- ☑ New evaporative cooling unit
- ☑ New vinyl floor planks to the entrance and kitchen area
- ☑ Spacious meals/living room
- ☑ Open plan kitchen, meals and living room
- ☑ Modern kitchen with laminate benchtops including breakfast bar and quality appliances including dishwasher
- ☑ External access from laundry
- ☑ Extra-long single lock-up garage with auto door and internal access
- ☑ Ducted evaporative cooling and gas points for heating and cooling
- ☑ Electric hot water service 400 litres
- ☑ NBN connectivity
- ☑ Natural gas connection
- ☑ Quiet location being just a hop, skip and jump to Tamworth Street Neighbourhood shops and Schools and a short drive to Orana Mall shopping centre or Dubbo's CBD
- ☑ Council rates \$2,904.00 p.a. (\$726.00 per quarter) approx..
- ☑ Neighbourhood/Community levies \$304.16 per quarter approx..

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