

1 Boyd Ave, Dubbo, NSW 2830

Sold - \$700,000

House 4 2 2



The Practical Choice for Modern Families

Set in the peaceful surrounds of The Grange Estate, this modern, low-maintenance home offers a practical and flexible layout.

Open for Inspection

By Appointment.

With three separate living areas, four bedrooms including a master with ensuite and walk-in robe, and an easy indoor-outdoor flow, it's designed for everyday comfort.

The kitchen features stone benches, gas cooking and a dishwasher, while the tiled alfresco and low maintenance yard with access via double gates are ideal for those wanting space without the upkeep.

Split system air conditioning, security features and solar panels add convenience and peace of mind.

Located within walking distance of shops, medical services, parklands and walking tracks, this is a smart choice for families, downsizers or investors looking for a newer home in an established, well-connected neighbourhood.

FEATURES:

- 4 bedrooms, built-ins, master includes ensuite & walk-in robe
- 3 separate living zones including family, media and rumpus
- Stone-topped kitchen with dishwasher, gas cooktop, electric wall oven
- 3 x split system RC AC's; ducted evaporative AC; 2 x natural gas points
- Alarm; 4 security cameras with hard drive, Crimsafe screens
- Solar system with 22 panels & 6kW inverter; rainwater tank, instant gas HWS
- Double auto garage; gated access to the low maintenance rear yard
- Tiled underroof alfresco; auto watering system connected to B-Hyve app
- Positioned in 'The Grange' Estate with a peaceful, sem-rural outlook
- Walk to Delroy Park shopping centre, medical, gym and amenities
- Stroll to parklands, water feature, parks, walking and cycling tracks
- Short drive to Dubbo Golf Club, bowling club, restaurants, childcare and private, Catholic and public schools

Listed By

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