

1 Nepean Pl, Dubbo, NSW 2830

Sold - \$770,000

House 4  2  3 



## Yarrowonga Estate Living with Impressive Shedding

Perfectly designed for those needing extra vehicle accommodation, this home's highlight is the wide automatic gate leading to a detached shed with the third garage, powered workshop and a high carport - ideal for a caravan, boat or trailer.

**Open for Inspection**

By Appointment.

Inside, the home is welcoming and practical with four bedrooms including a main with ensuite, a choice of living areas and a well-appointed kitchen. An inviting north-facing alfresco provides the perfect setting for outdoor meals, while the child and pet-friendly yard ensures safety for all members of the family.

Complete with solar power, heating and cooling and set within the ever-popular Yarrowonga Estate close to schools, childcare, cafés, Bunnings, parkland and sporting facilities, this property offers comfort, practicality and a lifestyle buyers will value.

### FEATURES:

- Four bedrooms with built-ins, ensuite off the large main bedroom
- Separate living room with adjoining formal dining or home office
- Spacious north facing family, meals & rumpus area flowing to outdoors
- Well-appointed kitchen with gas cooktop, electric oven, dishwasher
- Ducted evaporative air con, split system reverse cycle, natural gas points
- Family bathroom with corner spa bath; gas hot water; back to base alarm
- Double automatic garage with internal access; 6.6kW solar system
- Expansive north-facing alfresco entertaining area with leafy outlook
- Established child and pet friendly yard with automatic watering system
- Rear access via wide automatic gate providing secure off street parking
- Detached 6 x 7 m (approx) garage with auto door and powered workshop
- High 4 x 7 m (approx) carport ideal for boat, trailer, motorbikes or caravan
- Bus stop, parkland, children's playground & BBQ area are only metres away
- Located in sought after Yarrowonga Estate with easy access to private schools, childcare, cafes, brewery, restaurant, sporting facilities, Bunnings, BlueRidge Business Park. Orana Mall, Elizabeth Park, medical centre & Macquarie Inn are only a short drive

### Listed By

Karen Chant

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Mobile: 0448 191 167

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