

3/5 Gundarra St, Dubbo, NSW 2830

Sold - \$475,000

House 3  1  2 



## Affordable Over 55s Gated Estate in South Dubbo

Here is your opportunity to purchase a freestanding residence in "Morella Court", a respected over 55's secure, gated estate of only seven residences specially designed and built for those seeking to downsize.

**Open for Inspection**

By Appointment.

Enjoy family sized kitchen, north facing screened outdoor entertaining, ducted reverse cycle air conditioning, solar panels, storage room, extremely low maintenance backyard and sought after double garage.

Get ready to enjoy an easy-care, lock up and leave lifestyle in a superb location walking distance to South Dubbo Tavern, parks, medical centres and Boundary Road shops with bakery & café, takeaway, general store, post office, chemist, beautician and hairdressers.

### FEATURES:

- Two bedrooms with built-ins & ceiling fans
- Office/sewing room or third bedroom
- Family sized kitchen with breakfast bar
- Dishwasher, gas cooktop, electric oven
- Open plan living and dining area with gas point
- Ducted reverse cycle air conditioning (heating & cooling)
- Energy efficient solar panels (8 panels approx. 3kW)
- Handy storage room or workshop area at the rear of the garage
- Spacious bathroom and laundry with second toilet
- Screened, north facing outdoor entertaining area
- Double automatic garage with internal access
- Secure front fence with automatic front gate, intercom system
- Low maintenance compact rear yard awaiting your green thumb
- Instantaneous gas hot water; nbn; garden shed; rainwater tank
- Close to medical, shops, chemist, bakery, butcher, Tavern, cafes & walking tracks
- Positioned in a quiet street, a short drive to the heart of Dubbo, CBD & Mall
- Secure gated complex consisting of 7 x 2/3 bedroom freestanding homes

### Listed By

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