

3 Severn Cir, Dubbo, NSW 2830

Asking \$840,000.00

House 4  2  2 



Images provided prior to current tenancy



Smart Investment Today, Ideal Family Home Tomorrow!

Located in Dubbo's popular, premier Macquarie View Estate, this modern and well-maintained residence presents an outstanding opportunity for investors seeking immediate rental return, with the added advantage of a home perfectly suited to family living in the future. Currently tenanted to excellent tenants who would love to remain, this property offers a seamless, low-maintenance addition to any portfolio.

Open for Inspection

By Appointment.

Designed with space, comfort and functionality in mind, the home features four generous bedrooms, all with built-in wardrobes, ceiling fans and ducted reverse-cycle air conditioning. The master bedroom is privately positioned at the front of the home and includes a walk-in wardrobe and ensuite, creating a peaceful parents' retreat.

The heart of the home is the light-filled open-plan kitchen, meals and family area, ideal for both everyday living and entertaining. The modern kitchen is equipped with Caesarstone benchtops, island bench, gas cooktop, electric wall oven, dishwasher and ample storage. A convenient study nook within the family area and a second living room at the front of the home add flexibility for families and tenants alike.

The main bathroom features a full-size bathtub and separate toilet, while the spacious laundry offers excellent bench space, storage and a stainless-steel sink. Quality finishes throughout include easy-care laminate flooring, modern window furnishings and efficient heating and cooling for year-round comfort.

Outdoors, enjoy a private undercover deck overlooking low-maintenance lawns and gardens — perfect for relaxed family living while remaining cost-effective and easy to maintain for investors.

Ideally positioned close to primary and secondary schools, river walkways, sporting fields, parklands and Dubbo's CBD, this property delivers strong rental appeal today and long-term lifestyle value for the future and is currently tenanted to excellent tenants at \$700.00 per week. Don't let this one get away contact Michael Redden at Redden Family Real Estate for details on upcoming open homes!

Key Features:

- Modern, quality-built home in Macquarie View Estate
- Quality built by GJ Gardner Homes in 2017
- Gas hot water unit (natural gas connection)
- Versatile floor plan

Listed By

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