

7 Margaret Cres, Dubbo, NSW 2830

Sold - 22/08/2013

House 4 2 1



## Great Location & Potential

Don't miss this opportunity to secure a spacious family home in a sought after South location.

Neat and tidy with polished floorboards, carpet and ceiling fans throughout, the home offers the buyer separate living areas and four good size bedrooms all at an affordable price.

Ideal as an investment property or to occupy the home is low in maintenance and offers the purchaser the opportunity to capitalise by enhancing the two bathrooms and kitchen at a later date.

Located close to both Tamworth Street and Boundary Road neighbourhood shops and opposite popular nature strip and walking track.

### Features:

- \* 4 bedrooms, 2 with built-ins
- \* 4th bedroom with adjoining bathroom
- \* Original kitchen in good condition with meals area
- \* Spacious living room with dining and/or office area
- \* Original bathroom in good condition with separate toilet
- \* Separate rumpus room with storage, great as TV room
- \* 2 x split system reverse cycle a/c units
- \* Polished floorboards, ceiling fans
- \* Fully fenced and secure front and back yard with irrigation system
- \* Detached garage

"The information and figures contained in this material is supplied by the vendor and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information contained herein."

### Listed By

Jane Donald

Mobile: 0419 433 298

Open for Inspection

By Appointment.



Floorplan



7 Margaret Crescent, Dubbo

NOTE: This drawing is for illustrative purposes only. It is not to scale and all measurements are approximate.