

**11A Magnolia Bvd, Dubbo, NSW 2830**

**Sold - \$415,750**

Duplex 3  2  1 



## Invest or move in

This near new semi-detached property would make for the ideal easy care investment, or a low maintenance residence. Placed in the popular Magnolia Estate, you will find yourself just a short drive along Wheelers Lane from the Orana Mall, or turn down Boundary Road and enjoy dinner at the South Dubbo Tavern and the convenience of the suburb's shopping precinct and post office. The property features large open plan living areas, perfect for both entertaining and stretching out on lazy Sunday afternoons. Other notable features include a secure and private backyard with alfresco area, additional carpeted main living area, single lock up garage, ducted evaporative cooling, natural gas point and the convenience of two bathrooms including an ensuite from the main. Don't delay- the property is ready for your immediate inspection, so call the friendly team at Matt Hansen Real Estate Dubbo now.

Features:

- NBN fttp
- Modern estate setting

### General

- Brick veneer, Colorbond
- Single lock-up garage
- Bushmans 5,000L water tank with pressure pump
- Colorbond fencing

### Comforts

- Roof and wall insulation
- TV aerial
- Wall-mounted clothesline
- Linen cupboards (x2)
- Gas points (x2)
- Ducted evaporative cooling

### Listed By

Matthew Hansen  
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### Open for Inspection

By Appointment.

### Property Features

- NBN Fibre to the premises
- Popular and modern estate setting
- 2 x natural gas points
- Ducted air conditioning
- Single lock up garage
- Large rainwater tank and pump

