

11B Fairview St, Dubbo, NSW 2830

Sold - 13/11/2019

House 4 2 1



## Invest or move in

Still under builders' warranty, this near new well-kept property would make for the ideal easy-care investment, or a low maintenance residence. Placed in the popular South Dubbo you will find yourself just a short drive to both the main street & Orana Mall, or head down to 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 an open plan living area, 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, 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
- Builder's warranty
- Ducted evaporative

### Land Size:

- approx 419m<sup>2</sup>

### Rates:

- approx \$2,247.82 pa

### General

- Brick veneer, tiled roof
- Single lock-up garage with automatic door
- Pergola
- Water tank
- Colorbond fence

### Comforts

- Rheem instantaneous gas hot water system (26L/min)
- Roof insulation

### Listed By

Matthew Hansen  
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### Open for Inspection

By Appointment.

### Property Features

- NBN Fibre to the premises
- Rainwater tank and pump
- Private and secure back yard
- Builders new home warranty in place
- Single lock up garage
- 2 x natural gas points

