

**22 Leavers St, Dubbo, NSW 2830**

**Sold - \$225,000**

House 4  1  2 



## Affordable opportunity

Being just walking distance from local schools, sporting complexes and the local shopping precinct, 22 Leavers Street is just waiting for someone to capitalise on an affordable opportunity! Situated on a 614m<sup>2</sup> block approx., and offering 4 bedrooms, a good-sized bathroom, separate toilet, a large kitchen/dining and generous living area, there is no shortage of space in this home. Outside you will find a large gabled patio area with a detached studio/teen retreat. This property has plenty of scope to undertake minor renovations and to add your own touch to this diamond in the rough. If you are handy on a paint brush, or willing to maybe lay some new carpet, you will soon realise the potential of this property that would make for a sound investment opportunity or first home. With interest rates at an all-time low, capitalise on the benefits and break into the market with this little earner that could even be positively geared. Call the friendly team at Matt Hansen Real Estate to have a detailed property information brochure sent to you today!

### Features:

- Investment Opportunity
- Teen retreat/studio
- Outdoor entertaining

### Land Size:

- approx 613m<sup>2</sup>

### Rates:

- approx \$2,274.59 pa

### General

- External cladding
- Iron roof
- Double carpet
- Garden shed (2.4 x 2.4m)
- Pergola (9 x 9m)
- Colourbond fence

### Comforts

Boomer ducted

### Listed By

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### Open for Inspection

By Appointment.

### Property Features

- Spacious home
- Detached teenagers retreat
- Gas point & ducted evap cooling
- Double length carport
- Garden shed
- Close to schools & shopping

