

**34 Yulong St, Dubbo, NSW 2830**

**Sold - \$249,000**

House 3  1  1 



## Move in or invest

Located in popular Rosewood Grove Estate, this solidly built 3-bedroom residence is an ideal first home or investment property that would also suite those looking for a low maintenance lifestyle. Offering an open plan lounge and dining area adjacent to the kitchen, this property makes for an idyllic place to break out of the rental cycle and to enter the Dubbo property market. Set on 538m2 block approx. the backyard has easy drive through access from the front, and there is plenty of room to do an extension, erect a shed or room for the trampoline! NBN Fibre to the Premises is already connected, and there is a 3m x 3 m garden shed for additional storage of tools and toys. Rosewood Grove has long been regarded as a real growth suburb in the Dubbo region, with property prices heading well and truly north in recent times. Don't delay- call the friendly sales team at Matt Hansen Real Estate today, or attend one of our upcoming open homes, where we will provide you with a detailed property information brochure.

### Features:

- First home or invest
- Rear yard access
- Lots of storage

### Land Size:

- approx 538m2

### Rates:

- approx \$2,274.59 pa

### General

- Fibro exterior
- Iron roof
- Single carport
- Garden shed (3 x 3m)
- Concrete slab
- Colourbond fence
- Rear yard access

### Comforts

- 1.5kw solar panels

### Listed By

Matthew Hansen  
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### Open for Inspection

By Appointment.

### Property Features

- Popular Rosewood Grove Estate
- Rear yard access
- NBN FTTP connected
- 3m x 3 m garden shed
- Room to extend
- Break the rental cycle

