

**413 Wheelers Lane, Dubbo, NSW 2830**

**Sold - \$406,000**

House 4  1  1 



## Walk to the Orana Mall

At this more than handy address you will find the Orana Mall just a short walk up the road, along with the Western Plains Medical Centre and Macquarie Inn which are also just an easy walking distance from your front doorstep. 413 Wheelers Lane has a family friendly layout, and offers the convenience of separate living areas so different age groups within the home can enjoy relaxing, or their favourite TV shows during downtime. The functional kitchen is adjacent to the family room and offers easy care timber look vinyl flooring, and there is also a split system reverse cycle air conditioning unit, an additional wall air unit, and a handy second toilet in the laundry. You will enjoy bringing the outdoors in, with the screened entertaining area measuring in at an impressive 9.8m x 2.7m and making for the ideal place to enjoy a family BBQ and entertain with friends. This property is ideal for those looking to invest or those wanting something conveniently located and comfortable for themselves. Avoid disappointment in a busy market – attend our upcoming open home where our friendly sales team will have a detailed property information brochure ready for you!

### Features:

- Close to Orana Mall
- Separate living areas
- Invest or buy

### Land Size:

- approx 609m<sup>2</sup>

### Rates:

- approx \$2,670.17 pa

### General

- Brick veneer
- Tiled roof
- Single carport
- Flyscreen enclosed pergola (9.8 x 2.7m)
- Colourbond fence

### Comforts

- Split system air con

### Listed By

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### Open for Inspection

By Appointment.

### Property Features

- Great location near many services
- Periodic lease @ \$400 per week
- Invest or move in and occupy
- Huge 9.8m x 2.7m entertaining
- Split system a/c & wall air unit
- Multiple living areas

