

22 Beveridge Cres, Dubbo, NSW 2830

Sold - \$441,655

House 3 1 1



## Sought after South Dubbo

Beveridge crescent has long been a sought after location, with the established sleepy streets home to many long time Dubbo residents. This three bedroom brick veneer residence provides an opportunity for those looking to add their personal touch to a property, with a position that puts you just a stone's throw from the South Dubbo sporting ovals, the popular South Dubbo Tavern, and the neighbourhood shopping precincts of Boundary Road and Tamworth Street. With easy care tiles in the lounge dining and kitchen areas, fresh paintwork has also been undertaken. Natural gas is already connected with a heater connection point, and there are two reverse cycle split system air conditioning units that both heat and cool at the touch of a button, along with ceiling fans. Additional features also include a low maintenance crushed granite front yard, fast NBN fibre to the premises, two garden sheds for additional storage, and a conversion to the garage for additional liveability and storage. Call to arrange your private inspection with the team at Matt Hansen Real Estate.

### Features:

- Sought after location
- Freshly painted
- Low maintenance yard

### Land Size:

- approx 770m<sup>2</sup>

### Rates:

- approx \$2,800.32 pa

### General

- Brick veneer
- Tiled roof
- Garden shed (2.4 x 2m)
- Garden shed (3 x 0.8m)
- Pergola (4.2 x 3m)
- Colourbond fencing
- Front secure courtyard

### Comforts

- 2 x split system air con, 1 x

### Listed By

Matthew Hansen  
Phone: (02) 6882 1166  
Mobile: 0427 454 357

Jared Hocking  
Phone: (02) 6882 1166  
Mobile: 0438 376 428

### Open for Inspection

By Appointment.

### Property Features

- Solarhart hot water system
- Two Split System Air units
- NBN FTTP / Natural gas
- Double garden sheds
- Easy care crushed granite
- Arrange your private inspection

