



## 19 Torvean Avenue, DUBBO, NSW 2830

### COMFORT, CONVENIENCE & LOW-MAINTAINENCE

Ideally located in the heart of Delroy, this well-maintained four-bedroom home offers convenience, comfort, and a relaxed lifestyle. Just a short walk to local parks, Delroy Park Shopping Centre, medical centres, childcare facilities, and a selection of schools, this property is perfectly positioned for families, first home buyers, investors, or downsizers.

The home features four bedrooms, all fitted with roller blinds and built-in wardrobes. The fourth bedroom is positioned at the front of the home, making it an ideal space for a guest room or home office. A second toilet nearby adds convenience for guests.

The functional kitchen includes a gas cooktop, wall oven, dishwasher, and ample cupboard space. The main bathroom, situated between the main and second bedroom, is well-equipped with a vanity, shower, separate bathtub, and toilet.

Enjoy the open-plan living and dining area, which flows seamlessly to a covered outdoor patio - perfect for entertaining or relaxing in your private backyard.

#### Additional features include:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P176874

#### SALE DETAILS

**\$580,000-\$610,000**

#### CONTACT DETAILS

**Elders Real Estate**  
36 Wingewarra Street  
Dubbo, NSW  
02 6881 7800

**Gabriella Chan**  
0488 278 848

Internal laundry with side access

Double lock-up garage with internal entry

Side access and a garden shed

Ducted evaporative cooling and gas point heating

5,000L rainwater tank

Don't miss your opportunity to secure a low-maintenance home that ticks all the boxes for lifestyle and location.

Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 656.70 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage







