



21 Fitzhill Parade, DUBBO, NSW 2830

INVESTOR GOLD IN HIGH DEMAND HOSPITAL HUB

Positioned in a convenient and well-connected location, this updated three-bedroom home delivers the perfect mix of comfort, value and future potential for first home buyers and savvy investors alike. Step inside to discover a refreshed interior with a light-filled feel, offering easy everyday living with updated finishes throughout. Outside, the spacious approx. 771sqm block provides plenty of room to enjoy now, while also offering exciting scope for further improvements down the track. With a carport, single lock-up shed and a location just moments from the Hospital, TAFE, University and everyday amenities, this is a smart buy in a high-demand pocket of town.

Property Features

- Three well sized bedrooms
- Updated interior with fresh, modern feel
- Comfortable living and dining spaces with split system air-conditioning
- Functional kitchen with ample storage
- Renovated bathroom with practical family layout

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: 300P180704

SALE DETAILS

\$545,000 - \$595,000

CONTACT DETAILS

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

Brentley Goodwin
0427 744 798

- Carport plus single lock-up shed
- Spacious approx. 771sqm block
- Excellent first home or investment opportunity
- Convenient location close to Hospital, TAFE, University and shops
- Strong rental appeal in a high-demand area
- Annual Council rates \$3,023.87 pa approx.
- Rental guide \$460 - \$500 per week

Other features: Close to Schools, Close to Shops

- Land Area 771.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport



