



2/18 Viceroy Avenue, DUBBO, NSW 2830

THE PERFECT START OR SOLID RETURN

Smart buying starts here. Set in a super-convenient East Dubbo location just minutes to Orana Mall, schools and parklands, this renovated two-bedroom duplex is the kind of opportunity first home buyers and sharp investors wait for. Stylish updates including stone benchtops in the kitchen, modern flooring, refreshed bathroom and a generous undercover entertaining area mean there's nothing to spend â## simply move in or lease out immediately. The practical layout, built-in wardrobes, split-system air conditioning and single lock-up garage tick the comfort boxes, while the impressive 10kW solar system adds serious long-term savings and investor appeal. Low-maintenance, high-value and ready to perform - this is entry-level buying done right.

Additional Property Details:

- * Light-filled living and dining area with split-system air conditioning
- * Renovated kitchen with stone benchtops and modern appliances
- * Two generously sized bedrooms, both with built-in wardrobes
- * Functional main bathroom with separate bath and separate toilet

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: 300P191416

SALE DETAILS

\$470,000-\$490,000

CONTACT DETAILS

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

Gabriella Chan
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- * Renovated laundry with excellent bench, plus direct backyard access
- * Expansive covered entertaining area overlooking low maintenance backyard
- * Low-maintenance 549sqm block with side access
- * Single lock-up garage with automatic door and internal access
- * Impressive 10kW solar system to help reduce energy costs
- * Convenient East Dubbo location close to Orana Mall, schools and parklands

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: Close to Schools, Close to Shops, Close to Transport

- Land Area 549.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage







Site Plan / Ground Floor