

## 71 Murrayfield Drive, DUBBO, NSW 2830

### SOMETHING SPECIAL...

71 Murrayfield Drive is a unique, split level home you simply must inspect to appreciate!

Deceptively spacious and designed with a focus on natural light, this property isn't something you can find every day.

The private entry opens to a wide hallway, with beautiful Brushbox timber floors leading you through the home. All the bedrooms are generous with built-in wardrobes and are situated separately from the living areas. The bathroom has a large shower, new vanity, bath tub, separate toilet and three door linen cupboard.

At the rear of the home you step down to the living areas where the high raked ceilings emphasize the feeling of space and light. There are three living zones including a kitchen/meals area with large windows, dining/family room and a separate lounge room with both areas opening through glass doors to the rear paved entertaining area and low maintenance yard.

The home is comfortable year-round with ducted evaporative cooling throughout and natural gas heating points for the cooler months. This home has a freshly painted interior and exterior, freshly polished floor boards and new carpets.

There is a large double lock-up garage under roof with automatic roller door.

**TYPE:** Sold

**INTERNET ID:** 358290

#### SALE DETAILS

**Buyer's Range**  
\$355,000-\$375,000

#### CONTACT DETAILS

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

**Blanche Robinson**  
0439 132 136

If you've been searching for a home that is truly unique, than this property should be at the top of your list!

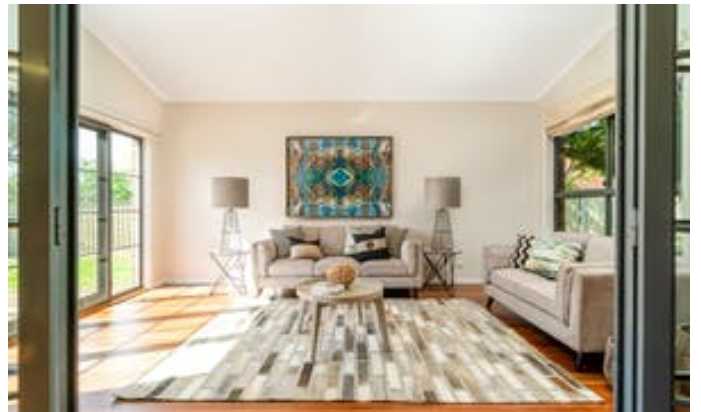
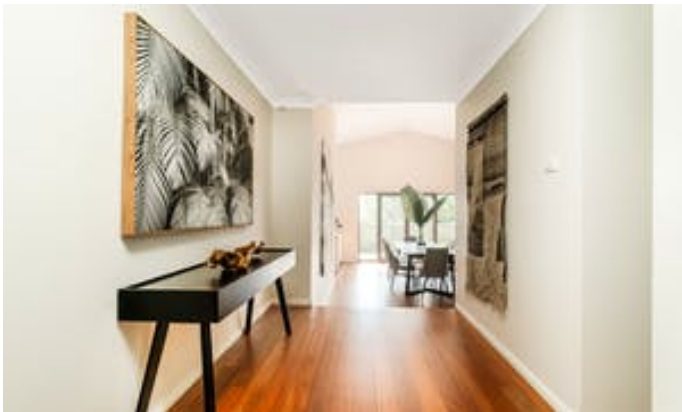
Estimated rental return of \$340-\$360 per week.

The information contained in this brochure is not based on any independent enquiries or knowledge of the agents and the vendor & agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed and prospective purchasers should make their own judgement as to these matters.

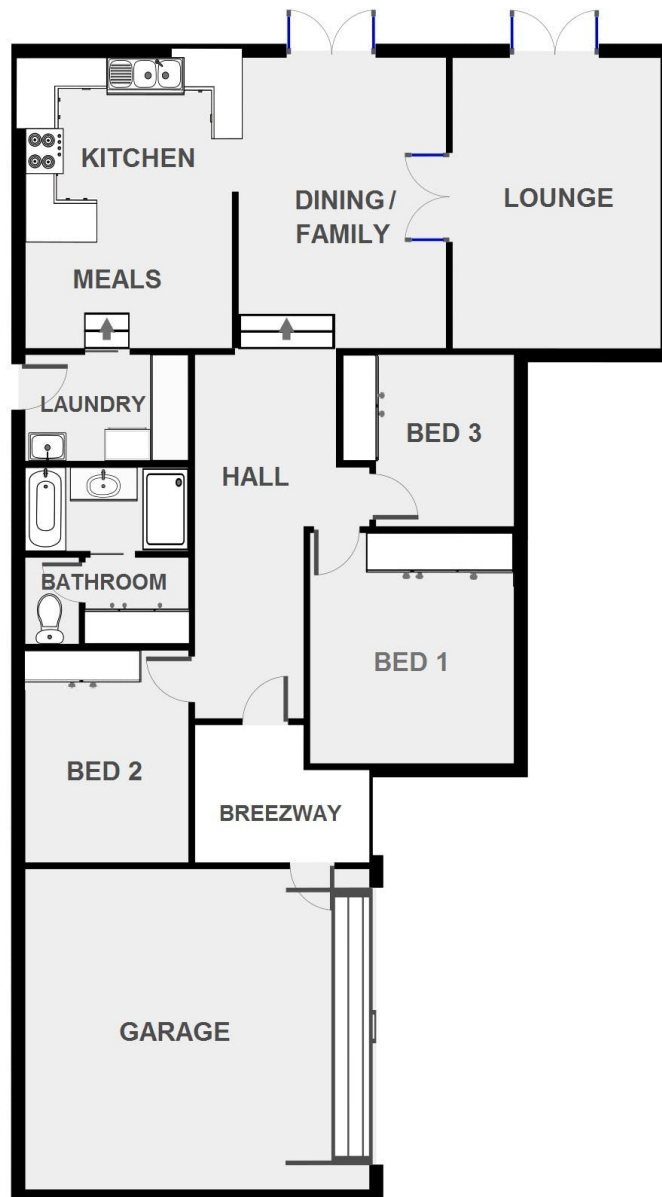
Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Garden, Secure Parking, Polished Timber Floor

- Land Area 800.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Air Conditioning









**71 Murrayfield Drive, Eastridge Estate**

NOTE: This floorplan is for illustrative purposes only & is not to scale.