



REDDEN FAMILY
Real Estate



0409 844 036



FOR SALE
Unit 1, 1 Beddoes Avenue, Dubbo



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1

EASY CARE & GREAT LOCATION!

Kimberley Grove is a well established strata complex providing a great opportunity for the downsizer, first home buyer or investor who is seeking an easy care well established home unit and in a convenient location. Unit 1 is privately positioned at the entrance of the complex and features spacious bedrooms, two living areas with lovely cathedral ceilings in the main living room, a galley kitchen with dishwasher and a separate meals area conveniently located beside the kitchen, well maintained bathroom with a second toilet separate from the bathroom. Split system air conditioners provide instant heating and cooling by a push of a button as well as ceiling fans. You even have your own single lock up garage and solar panels to help with your energy costs. Stepping outside you will enjoy your private undercover pergola area with café blinds for all year round entertaining. There is also a lovely courtyard providing a private sitting area to enjoy that early morning sun. Home owners within this established estate will enjoy strolling around the paved communal gardens admiring all the established trees and birdlife that they bring and not to mention the use of the communal inground swimming pool, Club House and visitor car park. If you are looking for an easy care townhouse within walking distance to the Medical Centre, Orana Mall shopping centre, Ten Pin Bowling Centre, Dubbo's Japanese Gardens and Macquarie Inn then this one is a must see.

PROPERTY OVERVIEW

Council Rates: approx \$2,399.83 pa

Strata Levies: \$694.85 per quarter

PROPERTY FEATURES

- Spacious bedrooms
- Covered outdoor entertainment area
- Single lock up garage
- 6.6kW solar system
- Lovely communal gardens, inground pool, clubhouse and visitor carpark.

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TWO LIVING AREAS



LOVELY COMMUNAL GARDEN SPACE

**CATHEDRAL
CEILINGS**



BATHROOM

**Unit 1, 1 Beddoes Avenue
\$385,000-\$405,000**

FOR SALE



SPACIOUS BEDROOMS



GARDEN SHED



CLUBHOUSE & POOL

COMFORTS

- Reverse cycle split system air conditioners
- Ceiling Fans
- 6.6kW Solar system

OTHER AREA

- Pergola with café blinds
- Private courtyard

ROOMS

- Galley kitchen inc dishwasher
- Two living rooms
- Separate meals Room
- Second toilet

LOCAL AMENITIES

- Bus Service
- Shopping Centre
- Japanese Gardens & parklands
- Medical Centre
- Orana Heights Public School
- Macquarie Inn & Dan Murphys



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