

<b>Title</b>	Freehold
<b>Year built (approx)</b>	2001 – one owner
<b>Recent improvements</b>	2026 - New automatic sprinkler system to front and rear yards 2024 – Solar system installed 2023 – Daikin air conditioning units replaced 2022 – Ensuite renovated by Troy Constructions 2020 – Painted internally and externally by Bernie Carolan 2020 – New carpet (Edwardstown - Andes Peak from Cramptons Carpets)
<b>Construction</b>	Brick veneer and tile
<b>Builder</b>	Rawson Homes
<b>Land size (approx.)</b>	1,181 sq m
<b>Size of dwelling</b>	323.42 sq m (34.8 squares) plus rear covered outdoor entertaining area
<b>Zoning</b>	R2 Low Density Residential
<b>Rates (approx)</b>	\$3,345.40 pa plus user pays for water
<b>Rental estimate</b>	Around \$700 to \$750 per week depending on demand at the time of leasing
<b>Insulation</b>	Ceiling insulation; ensuite has wall insulation
<b>Solar panels</b>	8kW system (25 x Trina 415w panels)
<b>Hot water</b>	Electric
<b>nbn connection</b>	Fibre to the premises
<b>Inground Pool</b>	Saltwater pool with kreyky krawly, pool mat and roller
<b>Services to property</b>	Weekly garbage collection – red and green waste bins - Mondays Fortnightly collection – yellow recycling bin - Mondays
<b>Kitchen appliances</b>	Dishwasher, electric wall oven and electric cooktop
<b>Inclusions &amp; exclusions</b>	Refer to contract
<b>Heating and cooling</b>	2 x ducted and zoned reverse cycle air conditioning units
<b>Security</b>	Back to base alarm system; front security screen door; deadlocks, window locks
<b>Car accommodation</b>	Double garage with automatic door and internal access
<b>School &amp; public bus</b>	<a href="https://www.buslinesgroup.com.au/dubbo/">https://www.buslinesgroup.com.au/dubbo/</a>
<b>Location benefits</b>	Enjoy the nearby playground and parklands in Bell Avenue or wander down to the Troy Gully walking trails for a refreshing escape into nature. You are only minutes from the Dubbo Base Hospital, TAFE,

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Have a question? Contact Karen at [karen@chantandco.com.au](mailto:karen@chantandco.com.au) or 0448191167

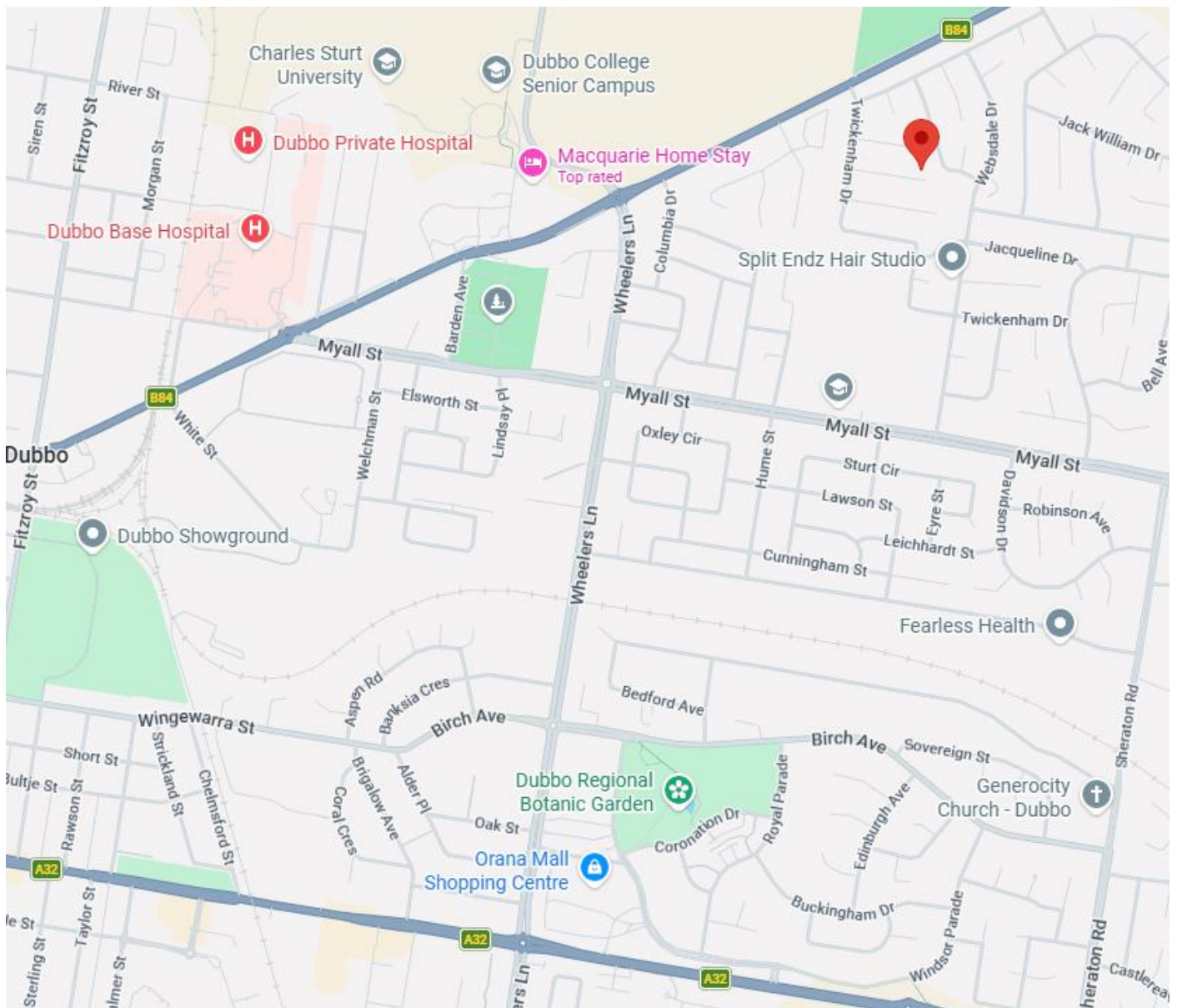
university and Senior Campus, and also the beautiful Magnolia Café, East Bake Bakery, McDonalds East Dubbo, Bunnings and Devils Hollow Brewery. With easy access to Orana Mall shopping centre and medical facilities, and a straightforward drive to the CBD, you'll experience a seamless blend of serene living and everyday convenience only a short distance away.

#### Additional features

Back to base alarm; double side gates providing rear yard access

#### What the agent says

Lovingly held by one owner, this is the kind of home families grow into and rarely leave. Multiple living zones, a north-facing heart filled with natural light and seamless flow to covered entertaining and the pool make everyday life effortless. Quiet cul de sac positioning near parks, schools and the hospital offers comfort, connection and long-term confidence for buyers.



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