

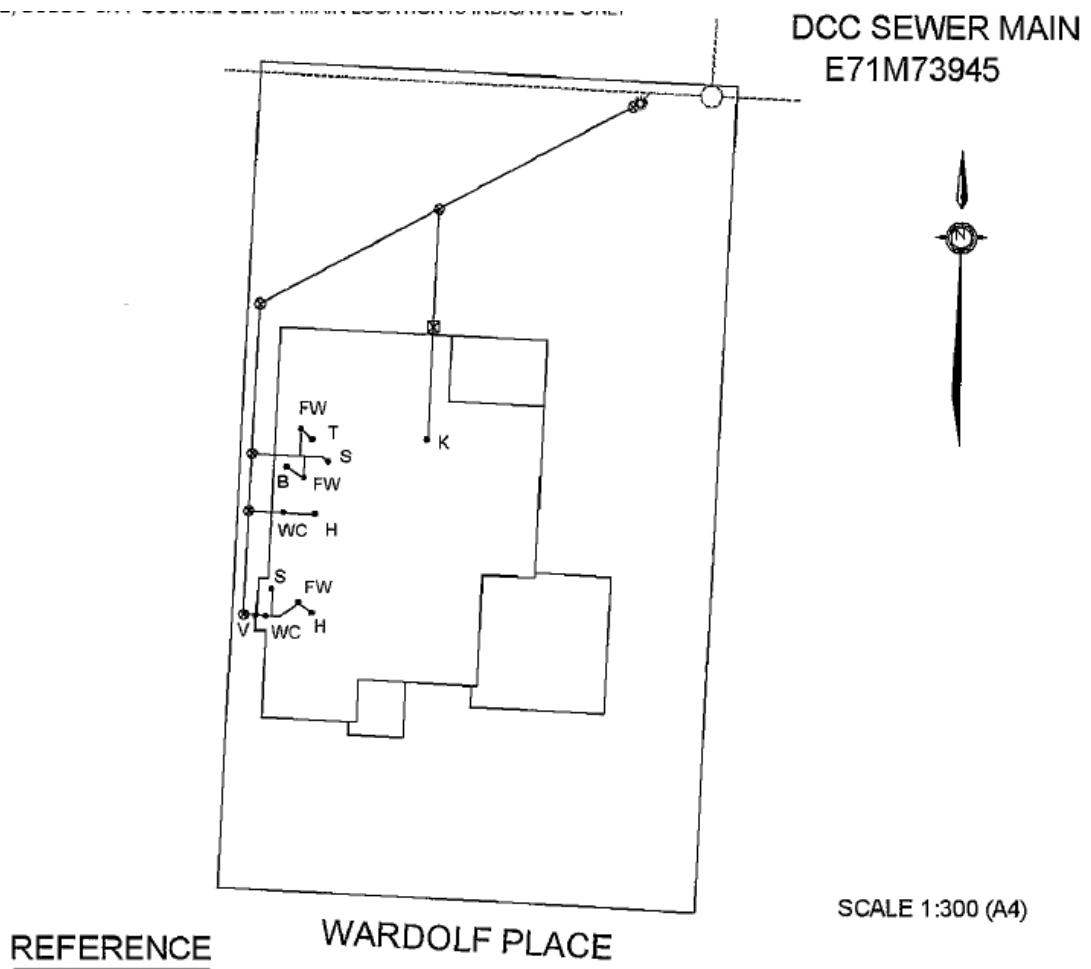
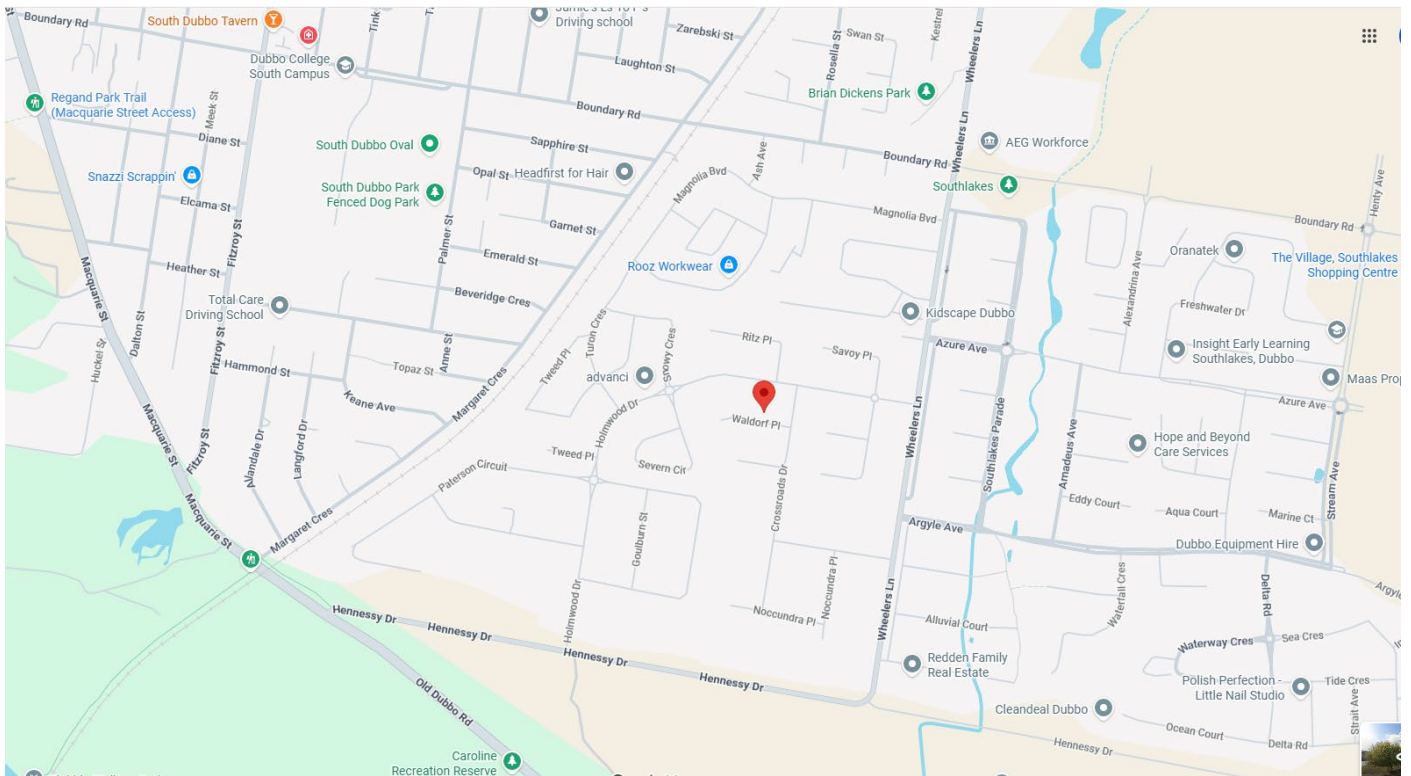
6 Waldorf Place, Dubbo

Buyer Information Sheet

Year built (approx)	2011
Construction	Rendered brick veneer and Colorbond
Land size (approx.)	874 sq m
Zoning	R2 Low Density Residential
Rates	\$3,472 pa approx. plus user pays water
Rental Estimate	Around \$690 to \$720 per week depending on demand at the time of leasing
Hot water	Natural gas instantaneous
Water	City water supply 5,000 litre rainwater tank and pump
Gas connection	Natural gas
nbn connection	Fibre to the premises
Insulation	Roof and wall insulation; underroof wool blanket
Shedding	Drive through automatic double garage with internal access Detached 6m x 3m insulated shed
Services to property	Weekly garbage collection – red and green waste bins – Fridays Fortnightly collection – yellow recycling bin - Fridays
Kitchen appliances	Double electric wall oven; natural gas cooktop; dishwasher; rangehood; breakfast bar
Inclusions & Exclusions	Refer to contract
Heating and cooling	Ducted evaporative air conditioning, 2 x split system reverse cycle air conditioning units, 2 natural gas points
Yard	Established trees and turf; garden shed, watering system
School & public bus	https://www.buslinesgroup.com.au/dubbo/
Location	Perfectly positioned in a quiet Holmwood Estate cul-de-sac, this family home enjoys a peaceful, leafy outlook with scenic walking paths, lakes, and parklands moments away. Families will love the close proximity to quality childcare, schools, and sporting facilities. Everyday convenience is assured, with Bunnings, Orana Mall, Blueridge Business Park, Southlakes Shopping Centre and South Dubbo shops all just a short drive from your front door. With the CBD also within easy reach, this location effortlessly caters to every lifestyle need

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@drea.com.au or 0448191167



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