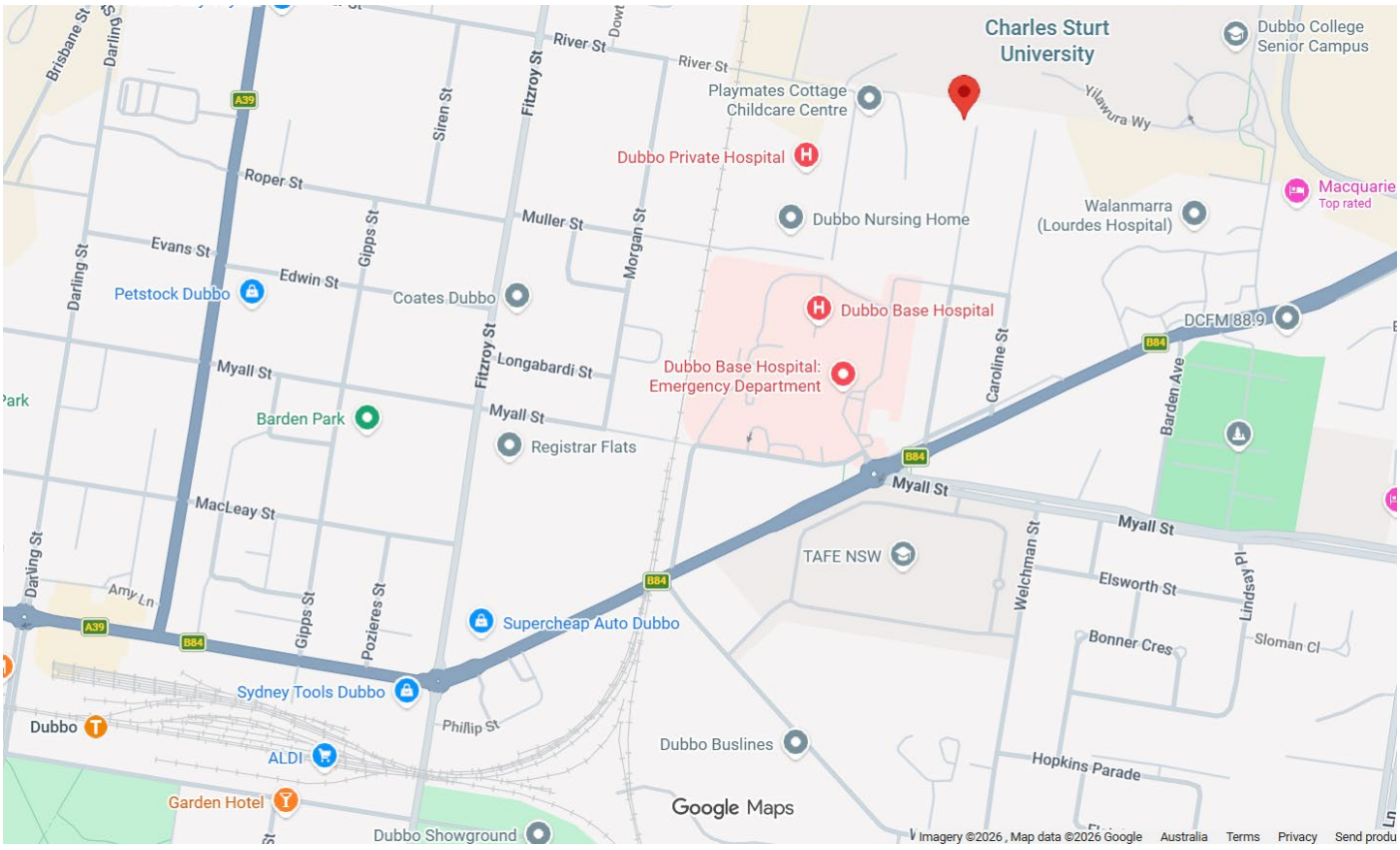
1 Leonard Street, Dubbo Buyer Information Sheet

Year built (approx)	1980 approx. Family room added in 1987 2nd storey extension added 1994
Recent improvements	2016 – Downstairs bathroom renovated 2016 - Kitchen and laundry updated
Construction	Brick veneer and Colorbond
Land size	697 sq m approx
Zoning	R2 Low Density Residential
Rates	$2,395 p/a approx. plus user pays water
Rental estimate	Around $650 to $670 per week depending on demand at the time of leasing
Insulation	3.5R batts to ceilings all external walls
Hot water	Solar with electric boost
Gas connection	Nil
nbn connection	Fibre to the premises
Services to property	Weekly garbage collection – red and green waste bins - Tuesdays Fortnightly collection – yellow recycling bin - Tuesdays
Kitchen appliances	Fisher and Paykel single drawer dishwasher, 3 year old Westinghouse wall oven and electric cooktop, indoor solar ceiling light
Inclusions & Exclusions	Refer to contract – plus basketball hoop, large garden seat in rear yard
Vendor discloses	Solar system is not in working order
Heating and cooling	Slow combustion wood heater; ducted evaporative air conditioning upstairs; split system reverse cycle air conditioning, Weatherwall reverse cycle air conditioning
Security	Security screen doors; deadlocks; window locks; alarm, and sensor lights at all entrances
Car accommodation	Low maintenance bitumen driveway with shade sails leading to an oversized fully enclosed and secure carport with automatic door and storage area plus an original single garage converted to a workshop/storage area
Entertaining & relaxing	Large, covered, detached, paved outdoor entertaining area with ceiling fans, BBQ, ducted rangehood and external blinds. Large downstairs paved covered entertaining area Upstairs verandah with external stair access providing leafy views Private front patio and courtyard

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

Rear Yard Access	Rear yard access is currently via gates to the adjoining road reserve at the northern side of the property. Buyers are advised to make their own enquiries regarding any future use or access rights
School & public bus	https://www.buslinesgroup.com.au/dubbo/
Location benefits	Situated in a family-friendly neighbourhood, this home is just a stone's throw away from essential healthcare services including Dubbo Base Hospital, Dubbo Private Hospital, Dubbo Nursing Home and specialist consulting rooms, making it ideal for those seeking quick access to medical facilities. Education is well catered for with nearby St Mary's Catholic Primary School, Dubbo North Public School, Dubbo College Senior Campus, and TAFE, along with Charles Sturt University, providing excellent learning opportunities for students of all ages. Recreational activities are plentiful with parks, Dubbo Regional Cycleway, cafes and restaurants all within easy reach. Additionally, the property is moments away from the CBD, offering a plethora of retail and dining options, ensuring everything you need is always within close proximity.
What the agent says	Immerse yourself in this private and welcoming home with plenty of space for all at the end of a quiet cul-de-sac. With 5 bedrooms, 3 living areas, study nook, 2 bathrooms and multiple alfresco areas, there is plenty of space to work, rest or play. Conveniently situated near TAFE, Dubbo Base Hospital, schools, university and the CBD. Make this house your home today!



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