



## 23 Erica Close DUBBO NSW

4 2 2

Presenting easy care, low maintenance grounds with practical and convenient living spaces, this residence is bright and welcoming and is positioned at the top of a quiet leafy cul-de-sac location. Cleverly designed and planned to ensure privacy from the street this affordable family residence will be a pleasure to come home to as it offers great indoor and outdoor living and has in recent years had renewed floor coverings and updated internal painting. 23 Erica Close could be very suitable for either an investment property or family home. FEATURES: 4 bedrooms with built-ins Master bedroom with walk-in robe and spa bath ensuite Living room with slow combustion wood heater and French doors opening to the verandah Separate family room off the kitchen Inviting vine covered paved pergola area Modern kitchen with breakfast bench, wall oven and

**Type** : House

**Price** : \$ 290,000

**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-ortana/dubbo/residential/house/7373918>



**Bob Berry Real Estate**  
**02 6882 6822**

[For full version visit the website](https://www.bobberry.com.au)