



## 1 Ash Avenue Dubbo NSW

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This stylish three bedroom, two bathroom home has everything a first home owner, downsizer or investor could wish for. There is no need to spend an additional cent - Everything is ready for easy living.

- \* Kitchen with stone benches, Smeg stainless stove, oven & dishwasher
- \* Double garage with automatic door
- \* Zoned, ducted Daikin reverse cycle air conditioning
- \* Quality floor coverings, light fittings & window furnishings
- \* Built-in wardrobes & storage galore
- \* Landscaped gardens & outdoor entertaining area

The information and figures contained in this material is supplied by the vendor and is unverified. Potential buyers should take all steps necessary to satisfy themselves

**Type** : Semi Detached

**Price** : \$ 400,000

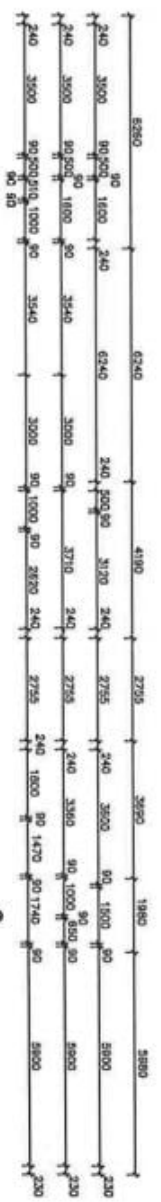
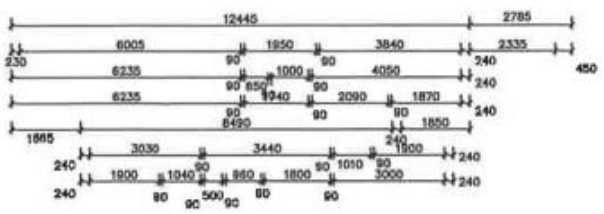
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-ortana/dubbo/residential/semi-detached/7373984>



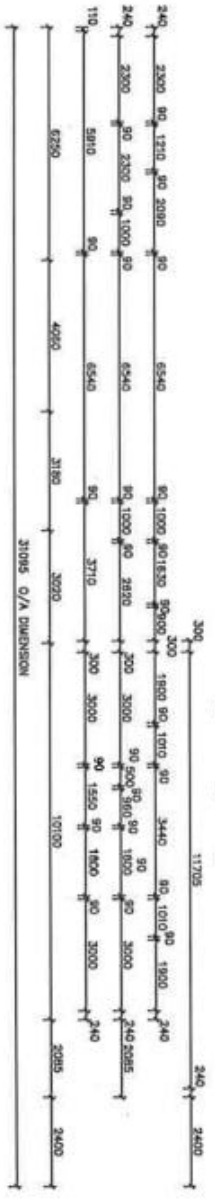
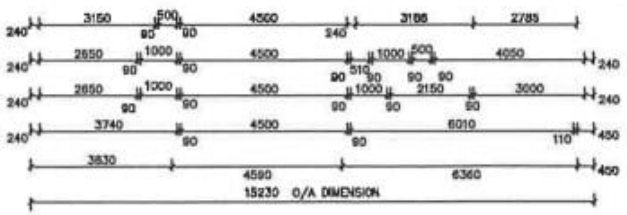
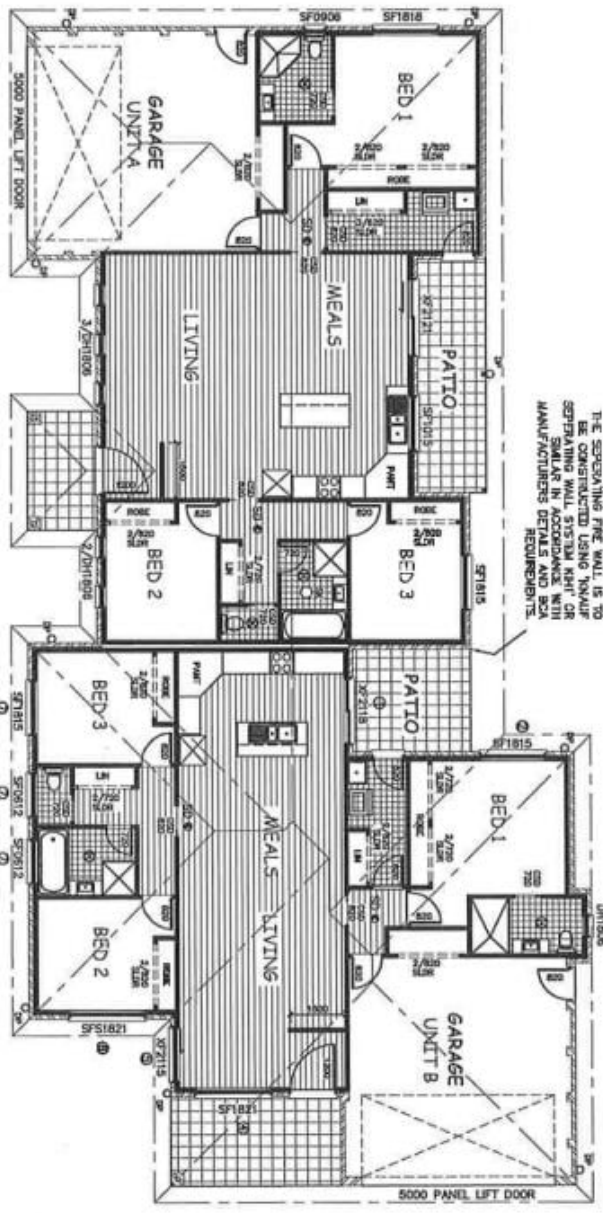
**Graeme Board**  
02 6882 6822

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

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3  
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THE SPREADING FIRE WALL IS TO BE CONSTRUCTED USING TONKAF SEPARATING WALL SYSTEM KIT OR SIMILAR IN ACCORDANCE WITH MANUFACTURERS DETAILS AND BOA REQUIREMENTS.



UNIT A	
LIVING	136.34
GARAGE	37.30
PATIO	6.93
REAR PATIO	11.54
UNIT B	
LIVING	132.15
GARAGE	38.09
PATIO	11.02
REAR PATIO	8.59
TOTAL	380.95 sqm.

\* ALL DIMENSIONS ARE TO BE CONTAINED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CONTAINED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

DATE: 31.05.16	SCALE: 1:125 (A3)	DRAWN: AW	DRAWING: FLOOR PLAN
SHEET 1 OF 9	DRAWING No.: 16038	ISSUE: A	LOT 42 ASH AVE, DUBBO MAAS PROPERTIES
<b>Avalon Drafting</b>			
PO Box 695, Dubbo NSW 2830			
Ph: 02 6882 2592 Mob: 0408 296 502			