



## 7A Magnolia Boulevard Dubbo NSW

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Perfectly designed and built with investment in mind this freestanding residence only two years old offers a low maintenance lifestyle without compromising on quality. Currently leased at \$390 p/w the home is offered with vacant possession or the current tenant is happy to continue occupying.

With a convenient location close to Orana Mall and Boundary Rd shops, schools and parks plus walking tracks and lake the position makes for appealing living.

- 157.65 sq m under roof
- Three bedrooms with built-ins
- Master with ensuite & walk-in robe
- Tiled living room, designated meals area
- Modern kitchen, large island bench, SMEG appliances
- Contemporary style bathroom with bath and shower
- Full laundry with storage
- Ducted reverse cycle a/c, natural gas heating & hot water
- Tiled alfresco living area
- Artificial lawn and low maintenance gardens
- Auto garage with internal access

The information and figures contained in this material is supplied by the vendor and is unverified. Potential buyers

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

**Type** : House  
**Price** : \$ 362,500  
**Building Size** : 157.65 sqm  
**Land Size** : 318.4 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/house/7374070>



**Jane Donald**  
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## 7A Magnolia Boulevard, Dubbo

NOTE: All drawings, floor plans, photos and illustrations are for information only. All measurements are approximate. Some areas may be subject to change without notice. All measurements are taken from the finished floor level. All areas are subject to change without notice. For more information, please contact the sales agent.

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