



## 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/sale/nsw/dubbo-orana/dubbo/residential/house/7374070)

**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**  
**02 6882 6822**



## 7A Magnolia Boulevard, Dubbo

NOTE: This drawing is for illustrative purposes only. It is not to scale and all measurements are approximate. Room sizes should be verified independently by a professional measuring service. Plans are shown as they are intended and will be subject to change without notice. Plans are shown as they are intended and will be subject to change without notice.

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