



23L Rifle Range Road Dubbo NSW

3 1 2

Escape to your own rural sanctuary on the outskirts of Dubbo, with the convenience of CBD amenities a quick 10-minute drive away. Set in an elevated position with a pleasant outlook to the Hervey Ranges, this highly affordable 9.92-hectare (24.5-acre) lifestyle block has a number of improvements including cottage with large wraparound verandahs, double carport, 2 lock up storage sheds, 2 open machinery sheds, fencing, rainwater tanks, dam & access to the Sappa Bulga water scheme. Bitumen sealed road to the front gate. Deceased estate.

- 2 bedrooms plus office/3rd bedroom
- Open plan lounge & dining room
- Kitchen in original condition
- Bathroom with separate toilet

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

Type : Rural
Price : \$ 381,830
Land Size : 24.5 Acres
View : <https://www.bobberry.com.au/sale/nsw/dubbo-o-orana/dubbo/residential/rural/7374190>



Graeme Board
02 6882 6822



23L RIFLE RANGE ROAD, DUBBO

PLAN DISCLAIMER: This diagram is for illustrative purposes only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Any dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.

Plans prepared by Design Tribe Dubbo on behalf of Bob Berry Real Estate
www.designtribedubbo.com.au