



## 2 Gwydir Court Dubbo NSW

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Located in a quiet Yarrawonga Estate cul-de-sac close to schools, parklands, child care, fitness centres, Bunnings, Devil's Elbow Brewery & Orana Mall, this tidy brick residence is ideally suited to first home buyers, couples, investors & downsizers seeking the benefits of a lock-up-&-leave lifestyle with low maintenance gardens.

Offering light-filled rooms & a well-considered floorplan, the property has separate living areas & north-facing covered alfresco entertaining area. Decorative features include chair rails, wide skirtings, ornate cornices & colonial windows. Enjoy the benefits of ceramic tiled flooring in high traffic areas, good built-in storage, single garage & a circular driveway with off-street parking for 4+ vehicles.

**Type** : House  
**Price** : \$ 352,000  
**Land Size** : 840 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-o-orana/dubbo/residential/house/7374319>



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
 Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

2 Gwydir Court, Dubbo