

## 2/1 James Street Dubbo NSW

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This villa style unit offers a secure lifestyle for the down sizer or affordable investment with the current tenant occupying since 2014. With level entry and a sunny North facing court yard there is much to love about this quality villa in a small block of 4.

Positioned in a great central/south location within close reach to CBD and walking distance to parks and cafes the villa is well presented, light and bright and offers the buyer the opportunity to move straight in.

- 2 bedrooms with built-ins
- Modern kitchen
- Spacious living and meals area
- Modern bathroom with shower, bath and separate toilet

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

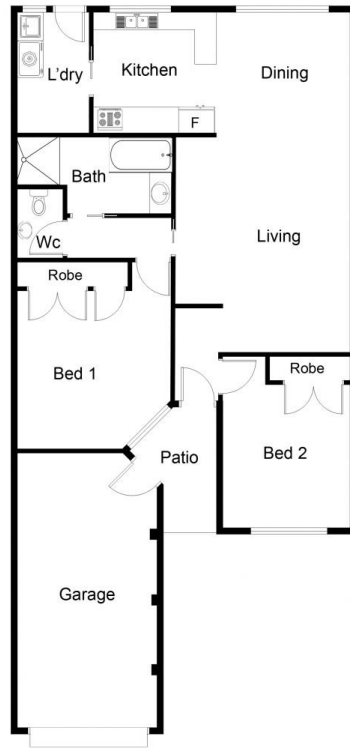
**Type** : Villa  
**Price** : \$ 255,000  
**Building Size** : 95 sqm  
**View** : <https://www.boberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/villa/7374328>



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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.

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