



**2/22B Volta Avenue Dubbo NSW**

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Quality, brand new sophisticated loft style, freehold title residence making this a great investment choice or first home with an estimated rental return of \$350 p/w. Located within moments of Orana Mall, parks, schools and Bunnings within easy reach.

**Price** : \$ 345,000  
**Land Size** : 373.6 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-o-orana/dubbo/residential/semi-detached/7374369>

The master suite upstairs offers a sense of space and privacy from the 2nd bedroom downstairs making it great for busy professionals. Awash in natural light, with an enclosed grass area perfect for friends visiting or the company of a pet, this residence has appeal for first home buyers, investors or those downsizing looking to immediately occupy.

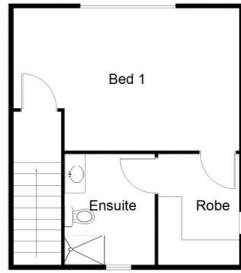
Are you a first home buyer? Take advantage of the First Home Loan 5% deposit scheme to buy this home. Do the sums with stamp duty exemption plus First Home Buyer



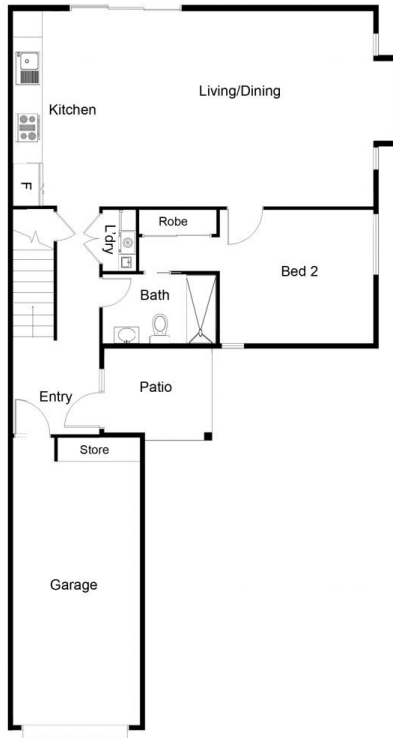
**Jane Donald**  
02 6882 6822



**Elle Crisp**  
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FIRST FLOOR PLAN



GROUND 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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