



## 55 York Street Dubbo NSW

3 1 1

Sold prior to full marketing!

Homebuyers, downsizers and investors alike will be impressed by this property which has three good sized bedrooms, a selection of indoor and outdoor living areas, single garage plus handy rear yard access.

Conveniently positioned, you can walk to private schools, child care, sporting facilities, Bunnings, Devil's Hollow Brewery & Blueridge Business Park or enjoy the close proximity to Orana Mall, Macquarie Inn, medical centre, Shoyoen Japanese Gardens & Elizabeth Park.

With nothing to do except book the removalists and move straight on in, this neat and tidy home is well worth your inspection.

- 3 bedrooms with built-ins & fans
- Light filled front living area
- Large open plan family & dining; office nook
- Kitchen with dishwasher, wall oven & breakfast bar
- Reverse cycle air conditioning units, gas points
- Glassed rumpus room with internal & external blinds
- Covered outdoor entertaining
- Single garage with internal access, auto door

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

**Type** : House  
**Price** : \$ 375,000  
**Land Size** : 658 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-o-orana/dubbo/residential/house/7374454>



**Bob Berry Real Estate**  
**02 6882 6822**



## 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.

55 York Street, Dubbo