



## 5 Sunvale Avenue Dubbo NSW

4 2 2

Purpose built for the current owner in 2010 this residence has a lovely outlook and will be the perfect purchase for the buyer looking for a home specifically and thoughtfully designed for low mobility use.

**Price** : \$ 550,000

**Land Size** : 825 sqm

**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/house/7374519>

Spacious throughout whilst also low maintenance, the residence is conveniently located in Keswick Estate within moments to Orana Mall, Bunnings, schools, parks, child care centre and walk ways to Egret Park wetlands.

Investors take note, we have a willing tenant prepared to sign a 2 year RTA for \$600 p/w.

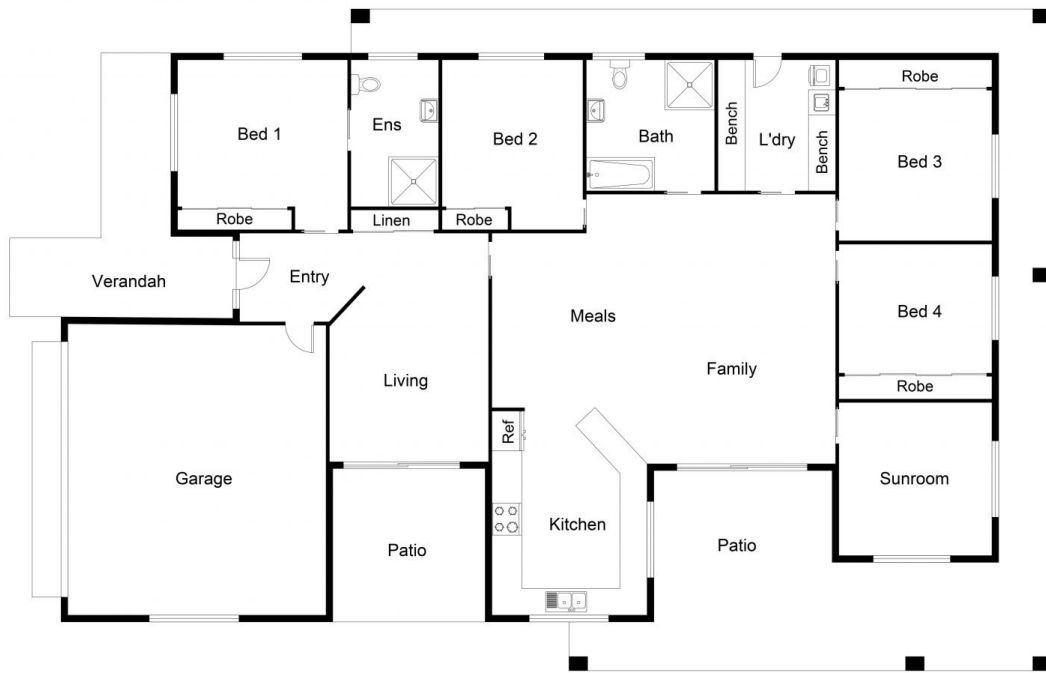
- Four spacious bedrooms
- Master with built-in and ensuite purpose built for low mobility
- Fifth bedroom or north facing sunroom
- Spacious kitchen with quality appliances, good storage and bench space
- Living room opens to covered patio
- Spacious family room also opens to covered patio
- Full bathroom purpose built for low mobility
- Ducted reverse cycle a/c throughout
- Natural gas connected
- Solar panels
- Established lawns and gardens with watering system
- Double garage



**Elle Crisp**  
02 6882 6822



**Jane Donald**  
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.

5 Sunvale Avenue