



31 Crown Street Dubbo NSW

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This cottage offers first home buyers or renovators an opportunity to purchase at an affordable price in South. Set on 728 sq m in a south, there is scope to renovate the period features including floor boards and high ceilings.

Move straight in with the home presenting in good condition internally whilst requiring external renovating.

Plan your dream home with plenty of room to extend, develop (STCA) or build a shed or pool.

Located within easy reach to schools, cafes, parks, walking track and Boundary Rd shops.

- 3 bedrooms
- Living room with slow combustion wood heater
- Updated kitchen in good condition with dishwasher
- Separate family room and meals area
- Ducted evaporative cooling, natural gas heating provision
- Original bathroom with separate toilet
- Detached garage/shed or studio space
- 728 sq m block approx

The information and figures contained in this material is supplied by the vendor and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information contained herein.

Price : \$ 430,000
Land Size : 728 sqm
View : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/house/7374669>



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* garage shown indicatively

31 CROWN STREET, DUBBO

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Plans prepared by **Design Tribe Dubbo** on behalf of Bob Berry Real Estate
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