



## 2 Hutchins Avenue Dubbo NSW

4 1 3

This cottage offers first home buyers or downsizers an opportunity to purchase a home with great potential to move straight into with sought after features including secure front fence and gate, multiple outdoor living areas and pool.

Buyers will love the convenient location with You Galah cafe across the road and both Boundary Rd and Tamworth St neighbourhood shops within easy reach. South Primary, South Campus and St Lawrences schools are also within a short walk.

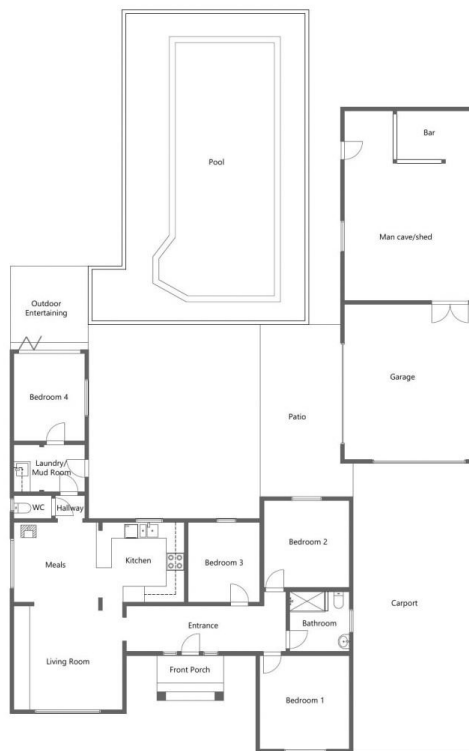
Modern features you will love are the plantation shutters, split system a/c units which complement the original high ceilings and decorative cornices.

A must inspect for the buyer seeking a cottage in South.

**Price** : Offers Invited  
**Land Size** : 721 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-o-orana/dubbo/residential/house/8049036>



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**BOB BERRY**

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Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position

