



## 4 Rhyana Court Dubbo NSW

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Located in a sought after cul-de-sac neighbouring the golf course this one owner home is offered for the first time and offers the buyer an exciting opportunity to move into a much-loved home or use the well designed and built origins to transform and renovate to create a dream home.

In good condition throughout with updates over time since the original build in 1970 there is much to love about this home for first home buyers or downsizers with separate living rooms, original silky oak timber kitchen, sunroom with a lovely N-E aspect and a good size block of 968 sq m.

Inspections are highly recommended for those looking to enter the market into this sought after enclave of Delroy Gardens, only 900m to Delroy Park shopping centre plus close proximity to walking tracks, schools, childcare centre and golf course.

**Price** : \$ 620,000  
**Land Size** : 968 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-o-orana/dubbo/residential/house/7709791>



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FLOOR PLAN