



## 44 Crown Street Dubbo NSW

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Positioned in the heart of South Dubbo this welcoming family home offers an enviable lifestyle close to public & private schools, parkland, Boundary Road & Tamworth Street shopping precincts, medical centres, bakery, post office, pharmacy, tavern, sporting oval & popular walking & cycling tracks.

Freshly painted inside, the brick veneer property features generously proportioned rooms with high ceilings, decorative cornices & polished timber floors. Enjoy formal & casual living & dining areas, 3 spacious bedrooms, wonderful built-in storage, 2 bathrooms, laundry with convenient 3rd toilet, tiled front patio, covered outdoor entertaining area, tandem garage with roller door, large workshop with power & shelving & established easy to maintain gardens with rear yard access.

**Price** : \$ 546,000  
**Land Size** : 754 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-o-orana/dubbo/residential/house/7964893>



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**BOB BERRY** 44 Crown Street

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

