



## Executive Rental Opportunity



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## 44 Argyle Avenue, Dubbo

Sold for \$522,500 (Sep 15, 2020)

If you are in the market for a great addition to your investment portfolio, look no further than 44 Argyle Avenue. With high demand for executive style rental property, this 4-bedroom home comes complete with excellent tenants, having a new lease in place for \$500 per week. Just 12 months old, the home was built to take advantage of the winter aspect with beautiful natural light filling the family & dining areas while the undercover patio is perfectly set to take in the morning sun and overlooks a secured rear yard with side access. The impressive the open plan kitchen provides a walk-in pantry and prep room with Caesarstone benchtops through kitchen, bathrooms and laundry. A second living area or play room for the kids, main bedroom with large walk-in robe and ensuite and 3 additional bedrooms that can easily accommodate double or queen sized beds ensures enough space to grow and stretch.

Features: Ducted Reverse cycle air cond.; 9 foot ceilings throughout; ceilings fans; plumbing to fridge; alarm system; Smeg Appliances with gas cooktop; instantaneous gas hot water; Side access to the backyard; auto door to garage; NBN Connected; led lighting; Modern fresh colour; popular location; Rent \$500 per week; Lease in place

<b>Property ID:</b>	L1776425
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	180
<b>Garages:</b>	2
<b>Land Area:</b>	625.0 sqm

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