



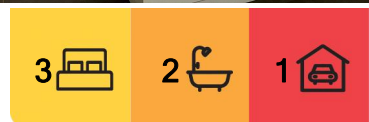
## Dubbo, 18a Magnolia Boulevard

3-Bedroom Home in Dubbo &ndash; Perfect for Downsizers!

Are you looking to simplify your lifestyle without sacrificing comfort? This delightful 3-bedroom, 2-bathroom home in the heart of Dubbo is the ideal choice for those ready to downsize.

### Property Features:

- Spacious Bedrooms: Enjoy three well-appointed bedrooms, providing ample space for relaxation or a home office.
- Modern Bathrooms: Two bathrooms ensure convenience for you and your guests, featuring contemporary fixtures and finishes.
- Single Garage: Keep your vehicle protected from the elements with a secure garage, offering additional storage options as well.
- Low Maintenance Yard: The property boasts a manageable outdoor space, perfect for



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/5G4HX7](https://ljhooker.com.au/5G4HX7)

**Contact**  
**Gai Koerstz**  
0458 891 777  
[gai.koerstz@ljhooker.com.au](mailto:gai.koerstz@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Narromine**  
**(02) 68891777**

those who want to enjoy a garden without the upkeep of a larger property.

Located in a peaceful suburb of Dubbo, this home offers easy access to local amenities, including shops, parks, and public transport. Embrace a simpler lifestyle in a welcoming community while still enjoying the comforts of a modern home.

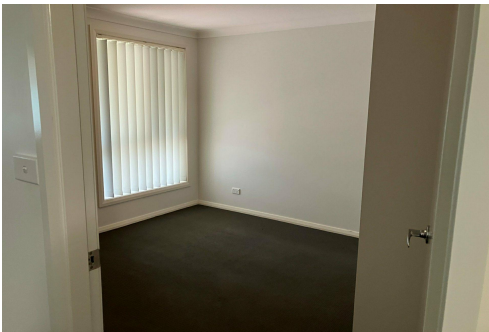
Don't miss out on this fantastic opportunity to downsize in style! Contact us today to arrange a viewing and see for yourself how this property can meet your needs.

## More About this Property

|               |        |
|---------------|--------|
| Property ID   | 5G4HX7 |
| Property Type | House  |

**Gai Koerstz 0458 891 777**  
Property Manager | [gai.koerstz@ljhooker.com.au](mailto:gai.koerstz@ljhooker.com.au)

**LJ Hooker Narromine (02) 68891777**  
57-59 Dandaloo Street, NARROMINE NSW 2821  
[narromine.ljhooker.com.au](http://narromine.ljhooker.com.au) | [narromine@ljhooker.com.au](mailto:narromine@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Narromine**  
**(02) 68891777**