

202 Fitzroy St, Dubbo, NSW 2830

Asking \$695,000

House 3  1  4 



Character, Charm & Central Location!

Filled with old-world character and charm, this delightful double brick home enjoys an inviting street presence framed by established trees and pretty cottage gardens, with the added bonus of a park positioned directly across the road.

Step inside and the home's personality continues, with soaring high ceilings, decorative cornices, wide skirting boards, ornate door frames and beautiful leadlight glass windows providing a wonderful reminder of its period origins.

Offering a surprisingly versatile floorplan, the home features three bedrooms together with two separate living areas, providing plenty of room to spread out and enjoy. Easy-care vinyl plank flooring flows through the living areas, while ceiling fans and reverse cycle split system air conditioning provide year-round comfort.

At the heart of the home is a modern kitchen featuring laminate benchtops, good storage and an electric stove, adjoining a dedicated meals area for everyday dining. The bathroom includes a vanity and shower over the bath, while an external laundry and additional external toilet provide further practicality while an external laundry and additional external toilet add further practicality.

Outside, an undercover entertaining area provides a relaxed spot to enjoy a morning cuppa or weekend barbecue, while established trees and lovely cottage gardens continue the home's charming appeal.

Set on an impressive 872.6m² block, the property also features a detached drive-through garage/workshop, with rear lane access providing excellent practicality and convenient access to the easy-care backyard.

Its central position is another major advantage, with a park directly across the road and Dubbo's CBD within easy reach, placing shopping, cafés, restaurants and everyday conveniences close at hand.

Currently tenanted and returning \$500 per week, the property presents an appealing opportunity for investors, while its character, location and substantial block will also attract buyers searching for a charming central home with plenty of personality.

For further information or to arrange your inspection, contact Scott Redden at Redden Family Real Estate on 0467 193 268.

Listed By
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Open for Inspection

By Appointment.

