

21 Jubilee St, Dubbo, NSW 2830

Sold - \$555,000

House 4 2



Charming Cottage on a Spacious 1,012 sq m South Dubbo Block

Tucked away in a sought-after South Dubbo location on the edge of Central Dubbo, this modernised four-bedroom cottage sits on an impressive 1,012 sq m block, offering space, charm and endless potential.

Open for Inspection

By Appointment.

Inside, a family sized kitchen, open-plan living, and multiple air-conditioned spaces provide comfort year-round. A versatile and cozy, rear rumpus and separate storage/hobby room add flexibility for work or play. The expansive backyard, shaded by established Jacaranda trees, provides ample room for kids, pets or future enhancements.

With wide side access, there's potential for dwelling extensions, a new shed or even a second dwelling (subject to Council approval). If you are interested in developing the site, subdivision may also be possible subject to concurrent consent being obtained for a dual occupancy and two lot subdivision (refer to Dubbo Regional Council for further info).

Located just a short stroll to Tamworth Street shops, cafes, schools, and parks, and minutes from Orana Mall and the CBD, this property blends convenience with opportunity. Whether you're looking to move straight in or explore its potential, this is a rare find in a prized location.

FEATURES:

- Charming modernised cottage on a generous 1,012 sq m South Dubbo block
- Wide side access providing potential for extensions, shed or granny flat (STCA)
- Four bedrooms each with split system reverse cycle air conditioning
- Open plan living and dining area with split system reverse cycle air con
- Spacious, north facing family kitchen with dishwasher, wall oven & ample storage
- Versatile rear rumpus perfect for cosy sitting area, study nook or child play space
- Two separate bathrooms plus a large laundry with double tub & good storage
- Rear storage/possible hobby room with plumbing infrastructure for vanity & toilet
- Expansive rear yard with garden shed and established Jacaranda trees
- Stroll to Tamworth St shopping precinct with IGA, newsagent, chemist & more
- Walk to cafes, restaurants, parks, childcare, showground and schools
- Super convenient location only a short drive to Orana Mall, medical & Dubbo CBD
- Currently leased as short term accommodation earning approx. on average \$80,545 p.a. gross

Listed By

Karen Chant

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Mobile: 0448 191 167

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