

1 Hopetoun Street, Dubbo, NSW 2830



House For Sale

Wednesday, 8 May 2024

1 Hopetoun Street, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 531 m2

Type: House



Samuel Shooter

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\$450,000 to \$480,000

Step inside this cute cottage style home, full of potential for first home buyers, keen renovators, downsizers, and astute investors alike. Located in sought after central Dubbo, this three-bedroom residence is well poised to provide a canvas for your renovation dreams and a base for your future. The picket fence sets the tone for the home's warm welcome, leading into a light-filled lounge that offers comfort and relaxation. Together with the adjoining kitchen and dining area, equipped with efficient split system air-conditioning, this space forms the heart of the home—a pleasant space for family meals and friendly gatherings. Freshly laid carpet, new paint, and hard flooring throughout ensure that the interiors offer a contemporary touch, while the updated bathroom, complete with a separate toilet, services the home with ease. The master bedroom features a built-in robe and enjoys an outlook over the front yard and outside, a single secure carport keeps your car under cover. Positioned on a 531m², this house is mere moments from the vibrant Dubbo CBD, the lush expanse of Victoria Park, the Western Plains Cultural Centre, Dubbo Pool, and the energy of Dubbo Showground. With room to modernise and add your personal touch, 1 Hopetoun St allows you to lean in to the convenience and potential it offers.

- Hardiplank & tile construction
- 531m² block
- 3 bedrooms, master with built in robe
- 1 bathroom with separate toilet
- Single carport
- Split system air conditioning
- Light-filled living area
- Built in 1970
- Rental return of \$420 - \$460 per week
- Levied rates \$2918.53 per annum or \$729.63 per quarter
- 200m to Dubbo Showground
- 600m to Western Plains Cultural Centre
- 1.1km to Dubbo Aquatic Leisure Centre
- 1.6km to Dubbo Square Shopping Centre