

11 EAST STREET, Dubbo, NSW 2830



House For Sale

Wednesday, 12 June 2024

11 EAST STREET, Dubbo, NSW 2830

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Type: House

\$660,000

To enquire, please email or call 1300 815 051 and enter code 5933. If you are looking for a house in the ultimate location, look no further. Beautiful home, partly renovated, tiled roof, cypress frame, nice cladding, recently painted. It is very solidly built and has nine foot ceilings with decorative cornices and there are floating ceilings in the bathroom and toilet for ventilation. The living areas face in a northerly direction which is ideal to let in the sunshine. There is a verandah out from the living areas to have your breakfast outside in the sun or alternatively there is a 20 metre long deck facing East towards the river with a beautiful outlook of nothing but trees. There is a ducted reverse cycle air con with controls in each room and a gas point for a gas heater in the lounge room. Gas, solar and electric hot water. Neat and tidy, light filled kitchen with plenty of bench space, soft close drawers/doors and a gas top, stainless steel stove with electric, fan forced oven. Surveillance camera system installed outside, with its own alarm. A large 20mx4m council approved shed has been constructed up to lock up stage and it is fully insulated and has been connected to sewer as it has been approved to have a bathroom and washtub, yet to be installed. There is an extensive stormwater drainage system installed ensuring that the shed remains dry no matter how severe the weather. Giving you peace of mind when you line the shed with gyprock and finish it all off as per the council approval. If you love nature, being right in the river corridor, the birdlife around the home is amazing. If you love walking, running or cycling there is a beautiful track and parkland along the river which is less than 100 metres from your driveway. This also means that you are living in a very secluded location with the river at the bottom of the street making it a no through road. At the top of the street there is also a traffic island of trees which means that there is only one lane in and out of the street via Stonehaven Avenue. A 350 metre walk away is the West Dubbo Bowling Club and the Westside Hotel. Both accessed from the rear. You can walk South along the river for 2.7 klm's and arrive at the Western Plains Zoo, along the way, passing giant gum trees, mobs of kangaroos in the early morning and always, beautiful native birds. The golf club is a four minute drive and the airport is just over that. It's a one kilometre easy walk to the Southern end of the Main Street of Dubbo (intersection of Macquarie and Cobra St), slightly less to the West Dubbo shopping precinct on Victoria St and Whylandra st. A lovely one and a half kilometre stroll along the river heading North, also brings you to the Northern end of the Main Street of Dubbo passing through a beautiful river park on the way. It really is an amazing location. There is also parking for a van or boat in the driveway with boat ramp access to the river only a 5 minute drive away. If you are looking for a well constructed cosy home in a secluded spot, with no through traffic, close to just about everything with a huge shed, three bedrooms, one bathroom, with a bath, separate shower, separate toilet and laundry, nice kitchen and light filled, north facing living areas, give us a call. To enquire, please email or call 1300 815 051 and enter code 5933