

**17 Nancarrow Street, Dubbo, NSW 2830**



**Sold House**

Monday, 9 October 2023

17 Nancarrow Street, Dubbo, NSW 2830

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 679 m2**

**Type: House**



Karen Chant

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**\$770,000**

Prepare to be captivated by this refined 5 bedroom home - a rare opportunity in one of Dubbo's most sought after and desirable locations. Peacefully positioned in highly sought-after Nancarrow Street, you will enjoy the convenience of being mere moments from the city CBD and the vibrant Darling Street café district, Tamworth Street shopping, restaurants, schools, childcare, parks, sports facilities, and walking tracks around the picturesque Macquarie River. Another noteworthy feature includes an exceptionally high carport, offering ample space for a boat, trailer or caravan and additional vehicles. This graceful home presents an exceptional opportunity to elevate your living experience. Get ready to settle in and relish the location and lifestyle this property offers. FEATURES:- 5 bedrooms, built-ins, ceiling fans; 2 bathrooms- Separate lounge and dining areas; timber floors- Kitchen with large bench, dishwasher, gas cooktop - Family room flowing to huge covered outdoor entertaining - Ducted evap AC, split system RC AC, gas heater - Classic timber floors, high ceilings, spacious laundry- North facing front covered decked patio - ideal for relaxing - Single garage with workbench, shelving & storage area- High carport for 2-4 vehicles - perfect for caravan/boat- Enclosed rear yard - ideal for children or pets, sandpit - Solar panels, automatic sprinkler system, veggie patch- Positioned in a highly desirable street in Central/South Dubbo- Walk to CBD, shops, parks, cafes, recreation areas, walking tracksFAST FACTS:Built: 1939 approxExtended: 1986 approxBlock size: 679 sq m approx. Zoning: R2 Low Density ResidentialCouncil rates: \$2,831 pa approx plus user pays waterSelling agent: Karen Chant - 0448 191167Click on the virtual tour link for a 360 degree virtual inspection or contact the selling agent, Karen Chant on 0448 191167, for further details including inspection times.The material and information contained within this marketing material is for general information purposes only. All information contained herein has been gathered from sources we deem to be reliable. However we cannot guarantee it's accuracy. You should not rely upon this information and material as a basis for making any formal decisions. We recommend all interested parties make further enquiries to verify the information contained herein.