

2 Topaz Street, Dubbo, NSW 2830



House For Sale

Wednesday, 21 February 2024

2 Topaz Street, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 740 m2

Type: House



Scott Redden
0268844036

Price Guide: \$575,000-\$615,000

Nestled in a quiet cul-de-sac in leafy South Dubbo and boasting a functional floorplan where families can enjoy space and indoor and outdoor comfort, this solid home which has had a fresh lick of paint both inside and out, will be high on the list for many. All bedrooms are snuggled away from the living room and have built-in storage, ceiling fans and split system air conditioners. The main bedroom even enjoys a walk-in-wardrobe and ensuite bathroom. The well-appointed kitchen is in the heart of the home and comes complete with plenty of cupboard and bench space including a pantry, island bench and a custom-made timber bench breakfast bar which has the prime spot for watching the news whilst enjoying your morning coffee. The kitchen is also open plan to the dining area and generously sized north facing and sunken family room. Both bathrooms and the laundry are in original condition but have been well-maintained. Another outstanding feature of this home is the fantastic undercover decking areas both to the side and out the back offering plenty of sitting areas to enjoy your cup of coffee or tea or have some quiet time reading a book whilst enjoying the chirping birdlife. Entertaining your family and friends will be an absolute pleasure in the huge back decking which is easily accessible from the kitchen. The front entrance and double garage are securely and privately set behind double wrought iron gates which in turn provides additional car accommodation in front of the garage. There are many choices of comfort with the wood heater, ceiling fans, and split system air conditioners and the solar system will be sure to help with your energy costings. Set in one of South Dubbo's most desirable locations with close proximity to schools, south dubbo shopping precincts, tavern, medical centres, walking paths connecting to Macquarie River walkways, sporting ovals and parklands, this exceptionally maintained family home would be one that you would be proud to call home. Inspect any time by contacting Scotty Redden.

- Built in approx.. 1975
- Kitchen features plenty of cupboard and bench space, island bench, breakfast bar, pantry and quality electrical appliances including a dishwasher
- All bedrooms are generously sized and have built-in wardrobes, ceiling fans and split system air conditioners with the main bedroom enjoying a WIR & ensuite bathroom
- Both bathrooms and laundry are in original condition but well-maintained
- Spacious north-facing sunken family room
- Plenty of heating and cooling options such as wood heater and split system in dining room, ceiling fans and split system air conditioners in all bedrooms
- Lovely established shade trees
- Plenty of undercover areas
- Sizable lock-up garage with internal access and includes a TV point
- Garden shed
- 4.8 kw solar panels
- NBN fibre to premises
- Security alarm system
- Automatic watering system to lawns
- Close proximity to schools, south dubbo shopping precincts, tavern, medical centre, sporting ovals and parklands and walking paths connecting to Macquarie River walkways.
- Council rates: \$2,980.82 p.a. approx..

The information and figures contained in this material is supplied by the vendor and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information contained herein.