

**298 Macquarie Street, Dubbo, NSW 2830**



**Sold House**

Saturday, 24 February 2024

298 Macquarie Street, Dubbo, NSW 2830

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 901 m2**

**Type: House**



Karen Chant

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**\$980,000**

Embrace the elegance of 'Illoura', a much admired home nestled in one of Dubbo's most exclusive enclaves. Offering unparalleled views over the tranquil Macquarie River flats and lush green ovals. It is a rare gem that combines the tranquillity of nature with the vibrancy of city life. Step inside and discover a sanctuary where every detail reflects a harmonious blend of sophistication, space and comfort. The residence and handy studio/5th bedroom provide a serene backdrop for daily life, with the heart of the CBD mere moments away. Here, you'll find the perfect balance of peaceful seclusion and urban convenience."Illoura" is not just a residence; it's a lifestyle haven in a coveted locale. Seize this extraordinary chance to indulge in a life of distinction and beauty in one of Dubbo's most prestigious addresses.

**FEATURES:-** Blue ribbon location overlooking Macquarie River flats and ovals- Opportunity to purchase in a highly desirable and tightly held area- 4 bedrooms, 3 with built-ins & fans, master with stunning views - Studio/5th bed/extra living - ideal for guests, work area or rent income- Modern kitchen with stone benches & leadlight window feature- Induction cooktop, electric oven, dishwasher, dbl undermount sink- Open plan living and dining with a wall of French doors flowing to rear- The Quiet Room - a centrally located lounge area for resting & relaxing- Marble ornamental fireplace, decorative cornices, high ceilings- Marble bathroom plus 2nd fully renovated bathroom with laundry facilities- Ducted reverse cycle air cycle air conditioning, split system RC AC- Dbl garage with sink & storage, carport, parking behind gated front fence - Oversized timber deck for entertaining or relaxing in leafy surrounds- Established lawns and gardens with automatic sprinkler system- Stroll to CBD, cafes, restaurants, clubs & walking & cycling tracks to zoo

**DISTANCE TO:** Walking paths - 50 m Lady Cutler Ovals - 100 m Down The Lane Restaurant - 280 m Dubbo CBD - 400 m Coles supermarket - 450 m Press Cafe or Darling St cafes - 550 m Macquarie Club - 700 m Wahroonga Park - 900 m

**FAST FACTS:** Built: 1940 approx Renovated: 2020 to 2023 Block size: 901 sq m approx. Zoning: R2 Low Density Residential Council rates: \$3,211 pa plus user pays water Selling agent: Karen Chant - 0448 191167 Address: 298 Macquarie Street, Dubbo

Take the first step towards attaining your new home and lifestyle. Book in a time to inspect this beautiful property by contacting Karen Chant on 0448 191167. 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.