

# 302 Fitzroy Street, Dubbo, NSW 2830

## House For Sale

Thursday, 13 June 2024

302 Fitzroy Street, Dubbo, NSW 2830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 604 m2**

**Type: House**



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## **\$480,000 to \$500,000**

Offering a convenient walk to everywhere lifestyle in popular South Dubbo, this renovated home offers spacious light-filled rooms with high ceilings, ornate cornices, picture rails, wide decorative skirting boards & lovely polished timber flooring. Freshly painted throughout, the tidy well-equipped residence has been operating as an Airbnb & is ready for use as a family home, lucrative investment property or short-term accommodation business. The property has 2 living areas, great built-in storage, modern kitchen, renovated family bathroom & laundry with 2nd toilet, shower & spa bath. Year-round comfort is assured with ducted evaporative air conditioning, gas points & split system. Stroll to primary & secondary schools, tavern, medical centres, parkland, sporting oval & Boundary Road or Tamworth Street shops offering post office, supermarket, liquor outlet, convenience store, pharmacy, newsagent, butcher, bakery, hairdresser, beautician, dry cleaner, coffee shop, takeaway food, gift shop & homewares store. Close to CBD amenities, walking & cycling paths & river corridor recreation areas. -3 good-sized bedrooms with ceiling fans, 2 with built-ins-Lounge with gas point, brick fire surround & timber mantle-High ceilings, ornate cornices, picture rails, timber flooring-Modern kitchen, dining area, 2nd living with split system-Gas cooktop, electric oven, stainless steel rangehood-Ducted evaporative air conditioning, cost-saving solar panels-Renovated bathroom, laundry with 2nd toilet, shower & spa-Covered elevated front patio, covered rear patio, BBQ area-Detached single garage with roller door, power & storage-Large garden shed, established low maintenance yard-Front fence with gate, side gates, fibre to the premises nbn-Walk to schools, tavern, Boundary Rd & Tamworth St shops-Close to parkland, sporting oval, walking & cycling paths

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