

36 Boundary Road, Dubbo, NSW 2830



Sold House

Monday, 6 November 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 697 m2

Type: House



Karen Chant

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\$475,000

Discover the epitome of character and charm in this 2-bedroom cottage nestled in South Dubbo. Just a leisurely stroll away from Boundary Road shops, medical centres, schools, parks and the South Dubbo Tavern, this delightful home offers convenience at your doorstep. The interior welcomes you with an abundance of natural light, spacious bedrooms, and north-facing lounge and dining areas. A well-appointed kitchen with a walk-in pantry, a second toilet off the laundry, and a solar-powered automatic gate leading to a detached single carport are just some of the modern conveniences it boasts. Recently refreshed and featuring new polished timber floors, this home is ready and waiting for its new owner. High ceilings, picture rails, and decorative cornices add to its unique appeal. The secure, leafy rear yard is perfect for children and pets, featuring a large paved alfresco area, raised veggie gardens, and established trees. Don't miss the chance to make this charming property your new home sweet home!

FEATURES:- 2 large bedrooms with built-ins, fans, small wall air conditioners- Light filled living room with LPG gas point and portable heater- North facing dining with split system reverse cycle air con - Charming kitchen with walk in pantry; wide oven; dishwasher- High ceilings, picture rails, decorative cornices, timber floors- Modern bathroom; updated laundry with second toilet- Single carport behind solar powered automatic driveway gate- Leafy, pet & child friendly rear yard with paved alfresco entertaining- Toolshed; garden shed; raised vegetable gardens; established trees- Stroll to South Dubbo Tavern, parks, medical centres, schools and Boundary Road shops with bakery & café, takeaway, general store, post office, chemist, beautician and hairdressers.

FAST FACTS: Built: 1950's approx Block size: 697 sq m Zoning: R2 Low Density Residential Council rates: \$2,856 pa approx plus user pays water Rental estimate: Around \$390 to \$410 per week Selling agent: Karen Chant - 0448 191 167 Click 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.