

37 Boundary Road, Dubbo, NSW 2830



Sold House

Tuesday, 15 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1117 m2

Type: House



Samuel Shooter

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\$666,000

This gorgeous home is an effortless fusion of contemporary sophistication and comfortable living. Featuring four bedrooms, two and a half bathrooms and a large shed with a studio, this home is perfectly suited to families and those seeking the room to enjoy a hobby or two. Situated in a convenient and popular location, it offers both the privacy and ease you are seeking. Step inside to discover inviting living spaces adorned with polished timber floorboards that exude a warm and inviting ambiance. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating an expansive atmosphere filled with natural light. The kitchen is insightfully designed, and enjoys amenities such as a dishwasher, induction cooktop, and electric oven, making cooking a pleasure. All four bedrooms are graced with built-in robes, ceiling fans, and an unmistakable charm. The master suite is carpeted for comfort and provides an ensuite with a standalone shower and gorgeous wood look cabinetry. Step outside to an outdoor haven that includes a spacious covered entertaining area, perfect for get-togethers with friends and family. The rear yard offers ample space for outdoor activities and gardening endeavours and a highlight amongst the property's exceptional features is the extra-large garage with a studio, the perfect space for your weekend projects. The studio is equipped with power, heating, cooling, bathroom and a kitchenette, making it a versatile space for creative pursuits, hobbies, or additional storage. Additionally, the expansive yard adds to the allure, featuring a double garage, generous veggie boxes, a small orchard, and even a chook house. This creates the perfect canvas for outdoor enthusiasts and green thumbs alike. The property includes an approved Council DA for the addition of a duplex at the rear, comprising two 2-bedroom units plus a media room. This unique opportunity presents versatility in housing types and densities, enhancing the investment potential of the property. Further showcasing its potential, the property is situated in an R1 Zoning General Residential area, allowing for a variety of housing options. - Four Bedrooms - Two and a Half Bathrooms - Built in wardrobes - Dishwasher - Slow Combustion Inbuilt Fireplace - Studio out the back that is fitted with power, heating, cooling, a bathroom and kitchenette - Ceiling Fans - Spacious Yard - Large Outdoor Decking - Chicken Coop - Generous sized Bedrooms - Updated Kitchen - DA Approved for the addition of a duplex at the rear - Double lock up Garage - Evaporative Cooling - Large 1117sqm land size - 300m to Australia Post - Dubbo Grove LPO - 450m to Dubbo Family Doctors - 450m to Dubbo College south Campus - 4km to Orana Mall - Potential to be leased for \$630 - \$650 in the current rental market - Levied Rates: \$3180.14 per annum / \$795.03 approx. per quarter We have obtained all the information and figures contained in this document from sources we believe to be reliable; however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.