

39 Bell Street, Dunbogan, NSW 2443



House For Sale

Saturday, 27 April 2024

39 Bell Street, Dunbogan, NSW 2443

Bedrooms: 3

Bathrooms: 2

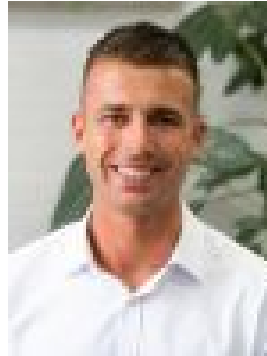
Parkings: 5

Area: 696 m2

Type: House



Stewart O'Brien
0409707441



Luke Martin
0408598029

Auction 25th May | On Site 12:30pm

Nestled just one street back from the river and enjoying a desirable north to rear aspect with filtered river views, this immaculate home features an abundance of space both inside and out. This beautifully renovated 3 bedroom home offers the perfect blend of modern comfort and timeless charm. Step inside to discover a spacious open-plan living area, ideal for both relaxation and entertaining. With its north to rear aspect, soak up the natural light and enjoy picturesque river glimpses from your back deck, with great side access and shed space, you'll have all the room you need for your hobbies and storage needs. Entertain the largest of gatherings with family and friends on one of the multiple covered decks plus the massive rumpus room, or simply relax in the easy-care rear yard around the fire pit. Undercover parking is a breeze with garaging for 2 vehicles and carports for another 3 plus easy access into the rear yard as well. With an exceptional presentation and plenty of extras this is the perfect riverside address in Dunbogan. Upper level: - Open plan living with porcelain tiles, raked ceilings and air conditioning plus direct access to the front and rear decks.- Stylish kitchen with updated appliances, pull out pantry and - 3 bedrooms with built in robes and ceiling fans- Massive rear entertaining deck with all weather zip track blinds- River views plus additional front balcony with a tranquil outlook Lower Level:- Massive rumpus room with easy care tiling and brick walls- Private and sunny entertaining area that spills out onto the low maintenance manicured rear yard - Great storage with a double garage extra height, double carport and additional carport, garden shed and additional storage shed- Over 5m of side access to rear yard is an additional bonus Just one street back from the river with the local boat ramp and park only 500m from your door while the popular Dunbogan Store is just 800m away. The main hub of Laurieton is an easy 5 minute drive with amenities on hand. If you are searching for a riverside location, that requires nothing to do except move in, then you won't beat 39 Bell Street. Be ready to buy on or before Auction Day. A detailed information pack is available including access to a pest and building report and additional information on the home. Property Details: Council Rates: \$2,900 pa Land Size: 696 sqm Rental Potential: \$700-\$750 per week **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.