

44 Birch Avenue, Dubbo, NSW 2830



House For Sale

Saturday, 13 April 2024

44 Birch Avenue, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 762 m2

Type: House



Michael Redden
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Scott Redden
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Offers Invited !

Calling all tradies and renovators... its time to charge up your Milwaukeees and get ready for this rare and exciting home project which presents a great opportunity unlike any other. The solid foundations are already there, with brick veneer exterior and cypress pine frame interior as well as the plumbing and electrical fit out. Here is your blank canvas waiting for your individual creativity to run wild as you stamp it with your own style and finishes. The current floor plan offers four generously sized bedrooms, three with provision for a built-in wardrobe, with the main bedroom having provision for an entire floor to ceiling/wall-length four-door built-in wardrobe together with a plumbed provision for an ensuite bathroom. A formal lounge room is nestled at the front of the home and the centrally appointed eat in kitchen is plumbed and has easy access to the formal dining area which features timber and glass panel French doors to soak up all the natural sunlight. The family room is off the kitchen with a large window also facing north. Plumbed provisions is also included in the main bathroom and the compact laundry remains complete. Ceilings are set at 2.7m and there are a number of designated hidden sliding doors to the hallway and living areas. Just outside the main bedroom is a huge 3-door built in linen cupboard creating a hallway back to the main bathroom and the rest of the bedrooms. Outside you will discover a large undercover sun soaked back patio and a very spacious backyard with well-established gardens and trees. Being just minutes to Orana Mall with Woolworths, Big W, JB Hi Fi, food eateries and many other specialty shops as well as Western Plains Medical Centre, Orana Heights Public School, Dubbo Regional Botanic Gardens and Dubbo Ten Pin Bowling, this would be a prime location to start your new chapter in a well-established area. What a treat to find a blank canvas home that is structurally sound with brick veneer construction and cypress pine framework and is ready for an exciting home project where you will soon reap the rewards of your labour! This is rare opportunity so don't miss out, just contact the professional team at Redden Family Real Estate to arrange your private viewing and start planning out this exciting home project.

- Original home built in 1980
- Situated on corner of Birch Avenue and Wheelers Lane which is directly opposite a lovely, green sports oval
- Stripped back to bare shell due to storm and hail damage but comes with brick veneer construction, cypress pine framework and is fully plumbed and wired
- Needs full fit-out including new roof, ceilings and gyprocking etc
- Existing floor plan provides for 4 bedrooms (three built-ins), two bathrooms, two living areas, dining area, bathroom and laundry, single lock-up and drive through garage and back patio plus large 3-door built in linen cupboard near entrance to main bedroom
- Good sized entry foyer
- Established shade trees and gardens
- Spacious back yard easily accessible through the drive through garage
- Perfect location being just minutes to Orana Mall, Macquarie Inn, sporting ovals, parklands, Western Plains Medical centre, Dubbo Regional Botanic Gardens, Dubbo Ten Pin Bowling and only a short distance to the Blueridge Business Park and CBD
- Council rates approximately \$2,850.01 p.a.

The information and figures contained in this material is supplied by the vendor and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information contained herein.