

6 Rawson Street, Dubbo, NSW 2830



Sold House

Tuesday, 28 November 2023

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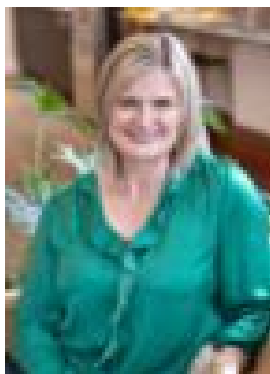
Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 766 m2

Type: House



Karen Chant

0448191167

\$680,000

*** Sold prior to marketing to a buyer from our database. Would you like a result like this? Contact Karen Chant on mobile 0448 191167 ***Nestled in the heart of Central Dubbo, this fully renovated 4-bedroom home offers the quintessential urban lifestyle within walking distance of the CBD, Cultural Centre, cafes, restaurants, pubs, clubs, shops, sporting facilities, pre-schools, and parks. Step inside to discover a tastefully modernized interior, highlighted by a magnificent kitchen that's a chef's dream. The spacious dining area, drenched in natural light, includes a convenient office nook, making it an ideal multifunctional space. The sitting room exudes warmth and charm, while a large living room offers ample room for relaxation and entertaining. The renovated bathroom and European-style laundry are both thoughtfully designed for modern living. You'll love the expansive covered outdoor entertaining area, perfect for hosting friends and family. Complete with a tandem-length garage featuring a workshop, off-street parking, and rear yard access via a rear lane, this property offers both comfort and convenience in one of Dubbo's most sought-after locales. Don't miss the opportunity to make this your new Central Dubbo haven. FEATURES:- Positioned in the heart of Dubbo with easy access to everywhere- 4 bedrooms, 3 with built-ins including the king sized master with RC AC- Oversized living room plus separate sitting room for chats, TV or playtime - Magnificent renovated kitchen with Caesarstone, huge island bench- Wide freestanding oven with 5 burner gas cooktop, dishwasher - Large dining flowing through French doors to the entertaining area- Renovated family bathroom, renovated European style laundry - High ceilings, decorative cornices, dome plaster centrepiece in living- Timber floors, walk in linen, external shutters on West windows- Ducted evaporative air conditioning, natural gas points, split system RC AC- Huge covered outdoor entertaining area; fireplace area + alfresco sitting area- Rear lane access to the immaculate rear yard; raised veggie garden- Tandem garage with workshop, storage & RC AC + off street carspace- Coveted Central position - walk to Dubbo CBD, Showground, Cultural Centre, tennis courts, parks, cafes, art gallery, restaurants, clubs, pubs, sporting facilities and nearby takeaway, coffee, cake shop and corner shop with fruit, vegetables and other goods. FAST FACTS: Built: 1949 approx Renovated: 2022 approx Block size: 766 sq m approx. Zoning: R1 General Residential Council rates: \$3,020 pa plus user pays water Selling agent: Karen Chant - 0448 191167 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 its 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.