

**74 Palmer Street, Dubbo, NSW 2830**

**THE AGENCY**

**Sold House**

Thursday, 21 September 2023

74 Palmer Street, Dubbo, NSW 2830

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 870 m2**

**Type: House**



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**\$535,000**

Set in a vibrant South Dubbo locale, this charming 1959 brick and tile residence stands as solid as the day it was built. Through tireless dedication and craftsmanship, the home has been meticulously restored with exceptional attention to detail, infusing it with a freshness reminiscent of a new build while retaining its Mid-Century allure. The restoration works span not only a fresh coat of paint and newly polished hardwood floors but also the painstaking sanding and refinishing of double-hung windows and cabinetry throughout the home, ensuring everything is in perfect working order. Feature light fittings and doors have undergone a comprehensive rebuild, while the enduring presence of time-honoured terrazzo sill and step treads quietly attest to the original residence's premium quality. On a level 870 sqm (approx.) block, the home offers light-filled interiors and perfectly presented exterior with established easy-care gardens and lawn. Positioned within walking distance to local cafes, shops and schools, this property is guaranteed to impress.

- Refurbished original Mid-Century features throughout including feature lighting, doors and cabinetry. Modern additions are perfectly matched to the original style.
- New Venetian blinds, fresh paint and newly polished hardwood floors throughout
- Double-hung windows; approx. 9ft ceilings; ornate cornice; decorative porthole window; terrazzo step treads and windowsill; and electric fireplace set within original tiling
- NBN fttp and natural gas hot water connection
- Lounge room with split system, French doors opening to newly tiled front patio plus decorative frosted glass doors creating an elegant partition for efficient control of sound and climate
- Refurbished kitchen with new tapware and unique cabinetry including corner cupboard carousel
- Bedrooms are well-proportioned with new ceiling fan/lights, main includes full wall built-in robes with hanging space, shelving and drawers
- Updated bathroom with all new matte black fittings, contemporary glass shower screen, heat lamp/exhaust, vanity and separate toilet
- Ample storage includes linen cupboard, broom closet and laundry storage
- Single lock-up garage with toilet and plumbing for ensuite; ample off-street parking available
- Easy-care yards with established trees and concrete-edged gardens; concrete paths around home
- Square, level block approx. 870sqm offers potential for subdivision (STCA)