

**76 Young Street, Dubbo, NSW 2830**

**THE AGENCY**

**Sold House**

Thursday, 14 March 2024

76 Young Street, Dubbo, NSW 2830

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 638 m2**

**Type: House**



Monica Henley

**\$467,500**

Fully renovated and move-in-ready, this West Dubbo gem presents an unbeatable combination of low-maintenance living and convenience in location. Appealing to a diverse range of buyers from first homeowners, busy professionals, downsizers and savvy investors, the home is tucked away in a low-traffic street just off the main roads. It sits within walking distance to schools, sporting grounds, and local clubs/hotels. The completely refurbished interior is light and bright with modern inclusions and clever use of space. Easy-care timber-look flooring flows through the living areas which retain the charm of decorative cornice and wall panel detail. An open-plan kitchen includes all new appliances and bench tops, coupled with ample storage space and pendant lights over the dining bench. At the end of a wide hallway, well-proportioned bedrooms are each complete with robes and ceiling fans. Outside, thoughtful landscaping has simplified yard maintenance with extensive paved areas, established trees and gardens. The level rear yard includes a patio with retractable awning whilst the paved carport serves as secure parking or covered entertaining space. Whether you're looking for your first home, your last, or anything in between, make this affordable, low-maintenance property your next to inspect.

- Light and bright interior, freshly painted, new floor coverings
- Ceiling fans and split system air conditioning
- Decorative fireplace with mantle, decorative cornice, wall panelling detail
- Spacious, open-plan kitchen with new appliances, new bench tops, pendant lights over dining bench
- Both bedrooms with robes and ceiling fans
- Renovated bathroom, spacious laundry with cabinetry
- Rear patio with retractable awning, large tiled front verandah, external window awnings
- Paved driveway and paths around the home
- Gated single carport, drive-through access to rear yard, additional off-street parking space
- Water tank, large garden shed
- Level and tidy rear yard, no-mow front yard with modern picket-style fence enhancing street appeal
- Established trees, hedging and low-maintenance gardens