

9 East Street, Dubbo, NSW 2830



House For Sale

Friday, 19 January 2024

9 East Street, Dubbo, NSW 2830

Bedrooms: 4

Bathrooms: 2

Area: 721 m2

Type: House



Samuel Shooter

0268854564

\$650,000 to \$700,000

Idyllically located amongst leafy gardens and just moments from the Macquarie River Walking Track, this split level family-oriented home is a rare opportunity to purchase so close to the amenity and convenience of Dubbo CBD, with a level of privacy normally not associated with residential living. Time spent together is made easy with a living area downstairs and on the first floor the family hub, which comprises of a light filled kitchen/dining area and a generous lounge room, where countless fond memories will be formed. Entertaining can be done effortlessly with a large kitchen that includes an oversized island bench, a 6 door pantry and if you enjoy a glass of wine with your meal, there's a built in feature wine rack that holds 36 bottles of your favourite drop. In addition to the living space on offer inside, the undeniable key attribute of this beautiful home is the oversized alfresco deck area. With a gorgeous northerly aspect and views out over the rear yard, it's easy to imagine family get togethers spilling out onto this space and many an afternoon being enjoyed admiring the sky's shifting hues as daylight turns to dusk. Three of the four bedrooms are located on the first floor and all enjoy the ease of built in robes and the character of timber floor boards. The fourth bedroom is located downstairs and can be used as a parent's retreat with a bathroom and living area attached. This ground floor would also function perfectly as a home business space, with the bathroom, living space and external access to the property. Given the size and shape of the rear yard, there's endless potential when it comes to what can be added to the property. A large shed and/or a pool (STCA) would elevate the lived experience and the option to extend and renovate (STCA) the home would add ease and luxury to an already prestigious position. Offering privacy, convenience and location unparalleled in the market, secure your future at 9 East Street. We'd love for you to be our guest at an open home or to book your private inspection, please contact agent Samuel Shooter on 0402 640 126. We have obtained all the information and figures contained in this document from sources we believe to be reliable; however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. - Private & convenient cul de sac location - Double brick & hardiplank construction- 4 bedrooms incl parent's retreat- 2 bathrooms- 2 living areas- Large kitchen with island bench, 6 door pantry & wine storage- Oversized alfresco deck area off 1st floor- 721m2 block- Large rear yard with potential to add infrastructure or extend the home (STCA)- Close proximity to the Macquarie River (walking distance)- 70m Macquarie River walking track- 750m IGA West Dubbo- 1.5km walk to Dubbo Square (2.0km drive)