

**188 Cobra Street, Dubbo, NSW, 2830**



**House For Sale**

Monday, 21 October 2024

188 Cobra Street, Dubbo, NSW, 2830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Scott Redden  
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## Get Ready To Roll Up Your Sleeves!

Calling all tradespeople, home renovators or even those that are just half handy! Get ready to roll up your sleeves and dive into an exciting home project. Solidly built and being in a very prominent location with many retail outlets and a fuel station directly opposite and Orana Mall shopping centre being just a short stroll up the road. Freshly painted inside as well as new vinyl floor coverings throughout, there is still some finishing off to do for the renovator. Offering 3 bedrooms, the main bedroom has a built-in wardrobe, a well-appointed kitchen with original cabinetry but no appliances and a cosy and spacious front lounge room. The main bathroom needs a bit of work including a new shower but has a full size bathtub and a single sink vanity in its original condition and the laundry remains complete with external access. There is a 2 door linen cupboard in the hallway and NBN connectivity. Outside, at the back of the block, you will discover a large 7.3m x 4.5m approx.. garage with a single roller door and pedestrian access and on a concrete slab plus there is a small tool shed to house your gardening equipment. The spacious backyard is a blank canvas waiting for your creative garden space. Being a short stroll up the road to Woolworths, Big W, JB Hi Fi, food eateries and many other specialty shops at Orana Mall as well as Western Plains Medical Centre, Orana Heights Public School, bringing to you the prime location to complete the perfect opportunity to start afresh in a well-established area, where you will reap the rewards of your labour. If you are looking for a quality doer-upper then this one is for you so charge up your Milwaukee and start taking in those pointers from the block and plan out this worthy home project. Inspect any time by contacting the professional team at Redden Family Real Estate.

- Zoned R2 – Low Density Residential
- Built in approx.. 1985
- New floor coverings throughout plus freshly painted inside
- Needs appliances in kitchen and new shower in bathroom
- Detached garage with roller door and pedestrian on concrete slab
- Established lawns and spacious back yard which is a blank canvas
- Perfect position being directly across from Service Station and just a hop, skip and jump to Orana Mall shopping centre, Orana Heights Public School, sporting ovals, parklands, Western Plains Medical centre
- Council rates \$2,788.62 p.a. approx..

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.