

46 Dowling Street, Dungog, NSW 2420

DILLON & SONS

House For Sale

Monday, 8 July 2024

46 Dowling Street, Dungog, NSW 2420

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 2050 m2

Type: House



Tavis Chivers
0428921704



Bonnie Tarrant
0448921704

Auction

In the heart of town lies this 3 bedroom cottage set on a whopping half acre allotment. Cherished for over 50 years this home is now being offered by way of public auction. Built in the early 20th century, the home presents as a quaint country residence featuring three bedrooms, one with a built-in wardrobe. The eat in style kitchen offers ample storage and the combined laundry and bathroom provides external access. The central living space is cozy with a fireplace, perfect for those cooler evenings. Additional features include a front patio and an outdoor alfresco area, ideal for relaxation and entertaining. The leafy green block is fenced on three sides and boasts an array of mature shade trees, including two Brachychiton trees. The mostly level block offers ample space for children and pets to play. There is a single lockable garage with workshop space, along with two garden sheds for all your storage needs. This substantial block size offers plenty of scope to extend the existing home and add your own personal touch or subdivide the surplus land, subject to council approval (STCA). Properties in the town centre rarely hit the market and having this much land combined with a piece of Dungog's history is truly something special. This is your chance to create something extraordinary, let 46 Dowling Street be your canvas. Key information:- Title particulars: Lot 14 DP 758366- Auction details: Thursday 8th August 6pm at the Dungog Memorial RSL Club- Block size: 2050sqm- Block Dimensions: 20.12m x 100.58m - Open every Saturday at 10:00am – 10:30am Dungog is a charming country township set along the Williams River. It offers everything a rural town needs such as a supermarket, medical practitioners, schools, unique boutiques, delicious eateries, hotels and a train station. Contact Tavis on 0428 921 704 or Bonnie on 0448 921 704 to book your inspection today! Disclaimer: Dillon and Sons have prepared this information using our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained in the Dillon and Sons website is provided as a convenience to clients. All property prices displayed on the Website are current at the time of issue but may change at any time.