



30 Roycox Crescent, DUBBO, NSW 2830

South Dubbo Lifestyle with Modern Renovation and Studio

Set in a leafy, tree-lined street in South Dubbo, this beautifully renovated home offers style, flexibility, and convenience. Perfect for downsizers, first home buyers, or investors, it features a detached studio alongside a light-filled main residence.

Inside, you'll find polished floorboards, high ceilings, and a seamless open-plan layout. The kitchen is fitted with Bosch appliances and stone benchtops, while the bathroom impresses with a freestanding bath and modern finishes.

The separate studio adds extra flexibility, whether for working from home, creative hobbies, or a studio for your business.

Key Features:

- 3 bedrooms, all with ceiling fans and built-in storage
- Detached studio/home office
- Stylish kitchen with Bosch appliances, stone benches, and timber finishes
- Modern bathroom with floor-to-ceiling tiles and freestanding bath
- Open living and dining with access to the deck

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P181172

SALE DETAILS

\$650,000 - \$670,000

CONTACT DETAILS

Elders Real Estate
36 Wingewarra Street
Dubbo, NSW
02 6881 7800

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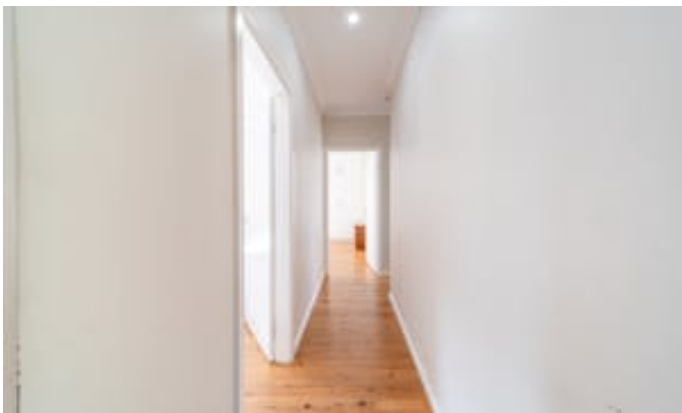
- Polished timber floors and high ceilings
- Ducted evaporative cooling, gas heating provisions
- Private, low-maintenance yard with tandem carport and garden shed

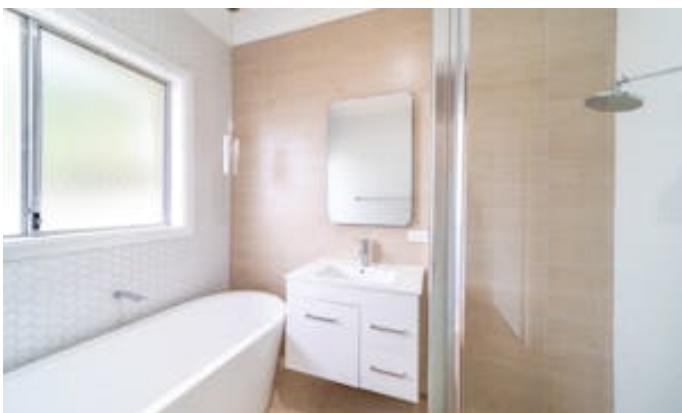
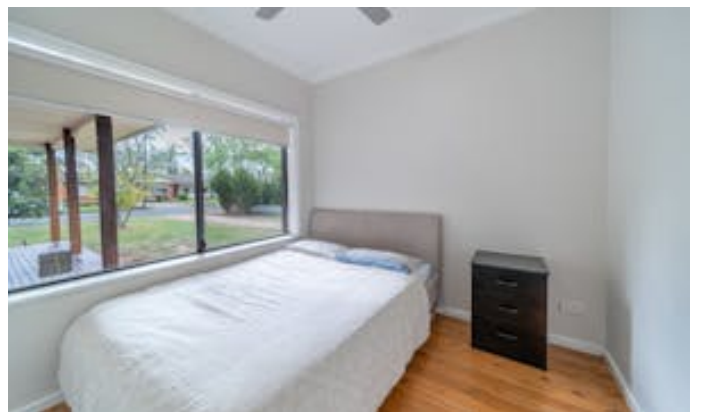
Located within walking distance to Harvest Caf  , Tamworth Street shops, Boundary Road precinct, schools, and parks, this property offers both lifestyle and investment appeal.

Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.

Other features: Close to Schools, Close to Shops, Close to Transport, Exhaust

- Land Area 613.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage
- Single carport







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Site Plan / Ground Floor



Elders Real Estate 30 Roycox
Crescent

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position





30 Roycox
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