



## 17 Hay Street, DUBBO, NSW 2830

### Charming 4-Bedroom Brick Home in Prime Location

Welcome to 17 Hay Street

Well located brick home for 1st home buyers and investors alike.

This well-maintained 4-bedroom, 1.5-bathroom brick home offers the perfect combination of comfort, convenience, and lifestyle. Situated just moments from the heart of the Dubbo CBD, this property is ideal for families, first home buyers or anyone seeking a spacious and centrally located home. With a rental appraisal of \$600 per week the property is well suited to investors looking for sturdy bricks and mortar cash flow.

With the fenced front yard, it's a great space for pets and children to run around securely. We have a generous front porch, perfect for catching the winter sun. Stepping indoors into the first of two living spaces with timber floorboards and 2.7m ceilings. To our right is the master bedroom and 2nd bedroom, both with built in wardrobes. The bathroom is quite a large space with plenty of potential.

Walking around to the dining area and kitchen with laminate benchtops, dishwasher,

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**TYPE:** For Sale

**INTERNET ID:** 300P183887

#### SALE DETAILS

**\$580,000 - \$620,000**

#### CONTACT DETAILS

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**Joe Simpson**  
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under bench oven and electric hotplates. The kitchen also has a servery through to the 2nd living space.

The laundry has good storage; a 2nd toilet can be found adjacent.

Stepping into the 2nd living space, plenty of room with a slow combustion wood fire to add some ambience to the space. Both the 3rd and 4th bedrooms can be reached from here.

The living space overlooks the backyard and the shed. The shed is 5.6m x 5.45m with a concrete floor.

17 Hay Street is a fantastic starting point for 1st home buyers. Given its

proximity to parks, clubs, shopping centres and Dubbo's main street. A short walk to the park for a play, or the soccer oval on game day. A great investment being one of the few brick homes on the street it is sure to be a standout for years to come.

#### Features:

- 4 Bed
- 1.5 Bath
- 2 Parking
- 680.2 m2 block
- 1.4km from Lady Cutler ovals
- 2.5km from Central Macquarie Street
- Evaporative cooling
- Woodfire
- Built in wardrobes
- Ceiling fans
- Timber floorboards
- Fenced front yard
- 5.6m x 5.45m Shed with concrete floor
- Zoning R1
- Rates: \$2,092.76 per annum\*
- Lot 11 DP24706

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

- Land Area 680.20 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double carport











FLOOR PLAN ON SITE PLAN

17 Hay Street