



32 Gilbert Street, DUBBO, NSW 2830

OPPORTUNITY NOT TO BE MISSED.

Built in the 1960s, this well-maintained residence showcases the solid craftsmanship and timeless appeal of its era, while presenting outstanding potential for renovation or modern enhancement. The home offers a practical, family-friendly floorplan with generous living spaces, making it comfortable to enjoy as is, or an ideal foundation for future upgrades, extensions, or value-adding improvements.

Set on a substantial 730.6 m² parcel of land zoned R2 Low Density Residential, the property is positioned in the highly sought-after South Dubbo precinct. Renowned for its convenience and community feel, the location provides easy access to popular local amenities including Harvest Caf^é, Boundary Road shopping strip, and IGA South Dubbo. With schools, parks, and public transport close by, this address appeals strongly to families, investors, and owner-occupiers alike seeking lifestyle and long-term growth.

Indoor Features

- Three generously sized bedrooms, all with built-in wardrobes and brand-new carpet
- Bedrooms featuring built-in wardrobe, ceiling fan, and new carpet
- Spacious living area with ceiling fan, slow-combustion wood heater, and brand-new carpet

TYPE: For Sale

INTERNET ID: 300P187585

SALE DETAILS

\$515,000

CONTACT DETAILS

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

Prajwal Shrestha
0498 866 448

- Separate dining area complemented by timber flooring
- Practical kitchen with stove, laminate benchtops, and timber-finish cabinetry
- Main bathroom offering both shower and bathtub
- Separate toilet with additional powder area
- NBN connection available
- Brand-new split system air conditioning
- New roller blinds installed throughout the home

Outdoor Features

- Large double shed with power plus an additional single garage
- Covered patio area ideal for entertaining or outdoor relaxation
- Secure backyard with ample space for children, pets, or gardening
- Wide driveway with convenient rear yard access

Location & Lifestyle Highlights

- Close to Harvest CafÃ©, Boundary Road shops, and IGA South Dubbo
- Easy access to Dubbo South Public School and Dubbo College South Campus
- Short drive to Dubbo CBD, local parks, and major amenities

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: Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 730.60 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage









