



## 283 Fitzroy Street, DUBBO, NSW 2830

**PRIVATE, TASTEFULLY RENOVATED AND DESIGNED FOR ENTERTAINING!**

Set back from the street behind an established hedge and secure gates, 283 Fitzroy Street delivers a rare sense of privacy while placing you within easy reach of schools, neighbourhood shops, parks and Dubbo's CBD.

This home has undergone a comprehensive and thoughtful renovation by JAC Building Group. The result is a cohesive, contemporary residence where quality finishes, high ceilings and polished timber floorboards combine to create an inviting and highly functional family home.

At its heart, the kitchen has been designed to provide a functional space that flows effortlessly with the home. 40mm stone benchtops, brass tapware, gas cooktop, electric oven, appliance hutch and both walk-in and four-door pantry storage ensure it's as practical as it is stylish. A generous island bench anchors the space, flowing effortlessly into the open-plan dining area and out to the covered entertaining deck via expansive glass stacker doors.

The home offers multiple living zones including a welcoming formal lounge with glass doors to the front patio, and a separate family room divided by a striking Western Red Cedar timber barn door and also opens through large stacker doors 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:** Auction

**INTERNET ID:** 300P190680

### **AUCTION DETAILS**

4:30pm, Wednesday April 22nd, 2026

### **CONTACT DETAILS**

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

**Blanche Robinson**  
0439 132 136

Bedroom accommodation is generous, with all bedrooms fitted with built-in wardrobes and ceiling fans. The master suite is a standout, complete with a four-door built-in wardrobe and a beautifully appointed ensuite featuring floor-to-ceiling tiles, brass tapware and a wall-hung vanity.

The main bathroom continues the high standard, offering a large shower, freestanding bathtub and substantial vanity. A dedicated study near the entry, complete with built-in desk and shelving, provides an ideal work-from-home space.

Comfort and efficiency are assured with ducted reverse-cycle air conditioning, full wall and ceiling insulation, plantation shutters and a new corrugated iron roof. Practical inclusions such as natural gas hot water, a water tank with pressure pump servicing the home and yard, driplines to garden beds and quality fixtures inside and out, enhance everyday livability.

Outdoor living is a true highlight. Crafted from White Mahogany timber, the deck features ceiling fans, an overhead heater and pull-down blinds for year-round comfort. The built-in Beefmaster BBQ, quality bar fridge with triple glazed glass and outdoor kitchen, overlook the heated 7.5m mineral inground swimming pool (installed in 2022). It's a setting designed for relaxed weekends, long summer evenings and effortless entertaining.

The yard is equally impressive, featuring Sir Walter turf, established mulberry tree, passionfruit vine, vegetable garden, chook yard with garden tap and rotary clothesline - a space that balances lifestyle with functionality.

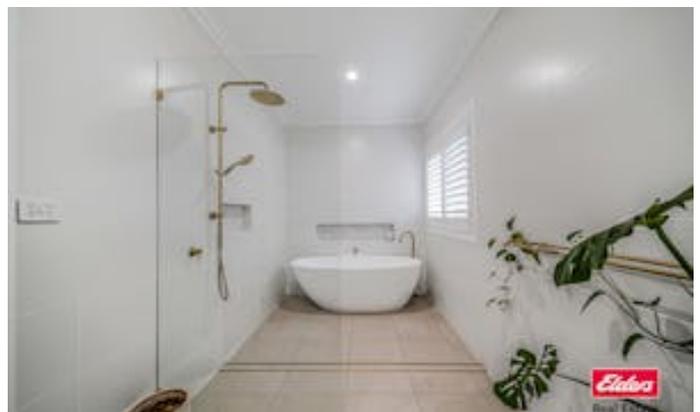
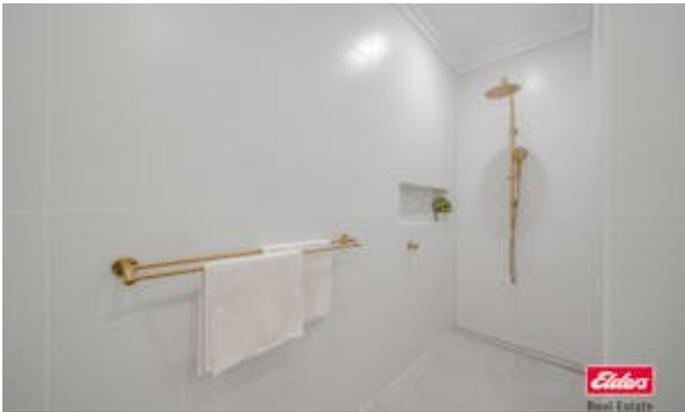
Extensively upgraded and meticulously maintained, this is a home where the hard work has been done. Private, polished and ready to enjoy, 283 Fitzroy Street offers a confident move for buyers seeking quality, comfort and a lifestyle to match.

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.

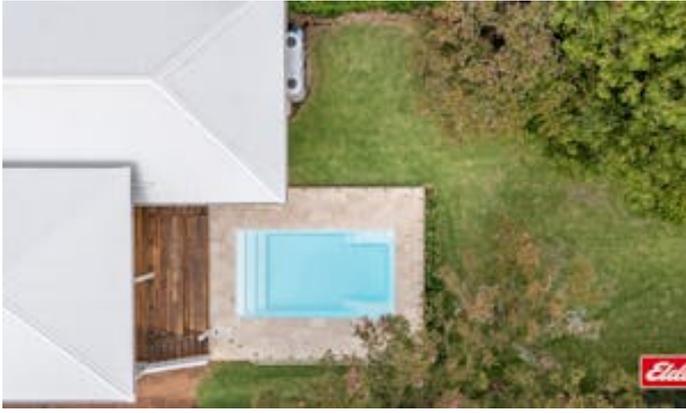
Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows, Prestige Homes

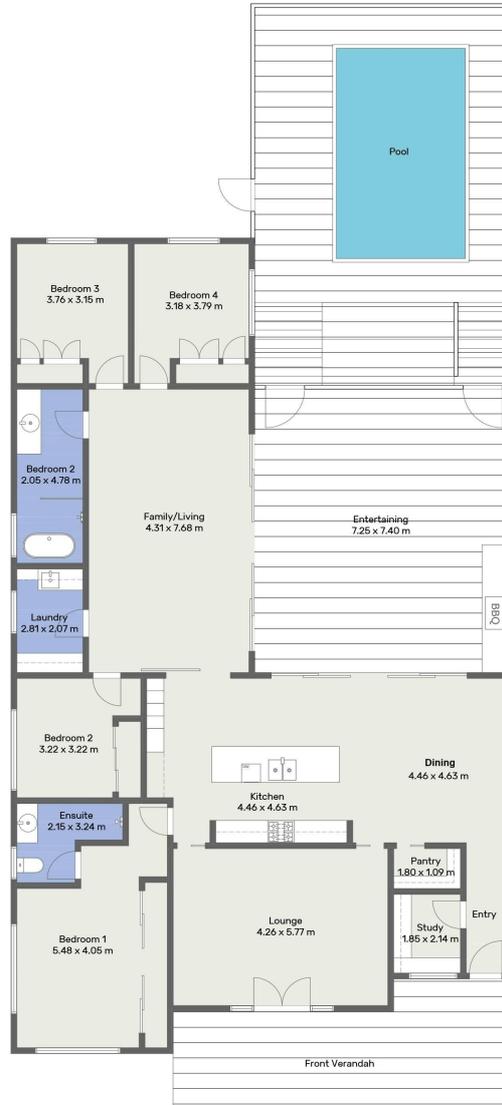
- Land Area 1,328.00 square metre
- Building Area: 308.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Floorboards













Site Plan / Ground Floor