



## 168 Cobra Street, DUBBO, NSW 2830

### LOW MAINTENANCE LIVING CLOSE TO EVERYTHING

Positioned on a generous allotment, 168 Cobra Street, Dubbo presents a well-maintained single-level residence offering space, comfort, and versatility. Recently refreshed with new carpet and a fresh coat of paint, the home is move-in ready while still providing scope to adapt to changing lifestyle needs.

With multiple living areas, a flexible floor plan, and well-appointed indoor and outdoor spaces, this property will appeal to families, investors, and buyers seeking functionality in a highly convenient location.

#### Indoor Features

- Single level residence comprising three bedrooms plus a rumpus / converted bonus room with the potential to be utilised as a fourth bedroom
- New carpet throughout bedrooms and main living areas
- Freshly painted interiors
- Vinyl flooring to the kitchen, dining area, and hallway
- Central bathroom featuring bath, shower, and toilet

**TYPE:** For Sale

**INTERNET ID:** 300P191162

#### SALE DETAILS

**\$680,000 - \$720,000**

#### CONTACT DETAILS

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

**Prajwal Shrestha**  
0498 866 448

- Internal access from bathroom to the laundry
- Well equipped kitchen with gas stove and dishwasher
- Converted bonus room offering substantial storage space
- Comfort enhanced by instant gas heating, evaporative air conditioning, and a wall mounted air conditioning unit in the external room
- Solar panels installed (condition not known)

#### Outdoor Features

- Large driveway providing ample off street parking
- Under roof garage with concrete flooring
- Spacious pergola area
- Outdoor area partially converted into a covered entertainment space with woodfire heater, ideal for year round use
- Large shed offering excellent storage options
- Shed partially converted into a powered office space (air conditioning required), suitable for work from home use or hobbies

#### Location & Nearby Amenities

Ideally located within walking distance to Orana Mall Shopping Centre, this property enjoys easy access to major retailers, including Anaconda, Snooze, Spotlight, The Good Guys, and Harvey Norman. Dining, fitness, and convenience options such as Guzman y Gomez (GYG), Domino's, Anytime Fitness, and nearby petrol stations are all close by.

Families will appreciate the proximity to quality childcare and early learning facilities, including Aspiring Early Learning, Nature's Academy, and Goodstart Early Learning Dubbo - Cobra Street, reinforcing the home's appeal as a practical and well-positioned lifestyle opportunity.

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 663.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







