



277 Fitzroy Street, DUBBO, NSW 2830

CONTEMPORARY CHARM IN HIGHLY SOUGHT AFTER SOUTH DUBBO

Positioned in a sought-after South Dubbo pocket, 277 Fitzroy Street is a home that effortlessly blends timeless charm with modern-day comfort. Extensively renovated and thoughtfully extended in 2021, this stunning residence is ready for its next chapter, offering a relaxed lifestyle with nothing left to do but move in and enjoy.

From the moment you arrive, the home's inviting street presence, complete with a charming picket fence and established leafy gardens, sets the tone for what lies within. Stepping inside, you're welcomed by a warm and cohesive interior where classic features such as high ceilings and polished cypress pine floorboards beautifully complement contemporary finishes.

At the heart of the home, a spacious open-plan family living area has been designed with connection in mind. Flowing seamlessly through to the covered outdoor entertaining deck, this space is perfect for hosting gatherings with family and friends or simply unwinding while overlooking the expansive backyard.

The designer kitchen will impress even the most discerning buyers, featuring stone benchtops and a quality DeLonghi five-burner freestanding oven, making meal preparation a pleasure and the exposed brick work pulling the homes charm to the fore.

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TYPE: For Sale

INTERNET ID: 300P195703

SALE DETAILS

\$860,000-\$890,000

CONTACT DETAILS

Elders Real Estate
36 Wingewarra Street
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Accommodation is generous, with four well-sized bedrooms, all offering built-in storage, while the master suite enjoys the added luxury of a walk-in robe and large ensuite.

Outdoors, the 964.1sqm* block provides ample space for the kids to play, pets to roam, or even the addition of a pool (STCA), while the large detached garage/shed offers excellent storage, studio or workshop potential.

This is a rare opportunity to secure a beautifully finished home in a highly desired and convenient location, perfect for families, professionals or investors alike.

FEATURES AT A GLANCE:

- * Renovated and extended in 2021 by BRAX Building
- * Generous 964.1sqm* block in established South Dubbo location
- * Four bedrooms, all with built-in robes; master with walk-in robe and large ensuite with bathtub
- * Two stylishly renovated bathrooms plus updated laundry with third toilet
- * Gourmet kitchen with Caesarstone benchtops, VJ panelling with 2pac painted cabinetry and DeLonghi five-burner stove and oven
- * Spacious open-plan family living area with raked ceiling, large fixed glass window with external blind and a seamless outdoor flow to timber deck
- * Covered entertaining deck ideal for year-round use with ceiling fan and lighting
- * Ducted zoned reverse cycle air-conditioning throughout with WIFI connectivity to control remotely
- * High ceilings and polished cypress pine floorboards throughout
- * Secure front yard with charming picket fence
- * Large detached garage/shed
- * Established private gardens with room for a pool or larger shed (STCA) and includes fire pit area, vegetable garden and feature sandstone retaining walls

LOCATION:

- * Approx. 200m to Dubbo South Public School and 170m to Saint Laurence's Primary School
- * Approx. 300m to Tamworth Street Shopping Centre including IGA
- * Approx. 2.0km to Dubbo CBD
- * Close proximity to Cafes, South Dubbo Tavern, Macquarie Club, local parks and river walking track

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

- Land Area 964.10 square metres
- Building Area: 237.51 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Ensuite
- Floorboards







