



199 Fitzroy Street, DUBBO, NSW 2830

LANDMARK RESIDENCE WITH DUAL FRONTAGE

A true statement of character and possibility, this rare double brick residence holds a commanding position in the heart of Central Dubbo, boasting prized dual frontage to both Fitzroy and Church Streets. Rich in local history and beautifully preserved, the home showcases the enduring craftsmanship and elegance of a bygone era while offering exciting scope for the future, including potential subdivision and the creation of a second dwelling (STCA). Warm, substantial, and undeniably charming, this is a tightly held opportunity where heritage appeal meets outstanding versatility in one of Dubbo's most sought-after central locations.

Key Features:

- * Four generously proportioned bedrooms
- * Well-maintained central bathroom
- * Two car accommodation
- * Approx. 650 m² parcel with rare dual street frontage
- * Solid double brick construction showcasing timeless quality

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: For Sale

INTERNET ID: 300P196865

SALE DETAILS

\$785,000 - \$825,000

CONTACT DETAILS

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

Brentley Goodwin
0427 744 798

- * Beautifully preserved original character and period features
- * Exceptional development potential, including subdivision (STCA)
- * Landmark presence in a tightly held Central Dubbo position
- * Close proximity to the CBD, schools, cafÃ©s, and amenities

A truly unique offering that combines history, charm, and future upside in a premier central setting.

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.

- Land Area 650.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2





