



35 Dowling Street, DUNGOG, NSW 2420

Historical Home in the Heart Of Dungog

Step into timeless elegance with this stunning Federation residence, where classic charm meets modern comfort. Set amid beautifully established gardens, a sweeping verandah and grand proportions create a sense of space and sophistication rarely found in contemporary homes.

Known as Gilchrist House, this iconic property carries a rich local history, named after a respected doctor who lived and practised here in the early 1900s. Today, it proudly showcases the finest features of its era-polished timber floorboards, soaring timber ceilings, original light fittings, a graceful central hallway, and striking stone fireplaces.

Thoughtfully restored to honour its heritage, the home also offers complete peace of mind with updated wiring and plumbing, ensuring all the conveniences of modern living are seamlessly integrated.

At the heart of the home is a spacious country-style kitchen with stone benchtops, flowing into a relaxed informal living area-perfect for everyday living and entertaining. For more formal occasions, separate lounge and dining rooms provide an elegant setting.

TYPE: For Sale

INTERNET ID: L39739239

SALE DETAILS

\$1,250,000

CONTACT DETAILS

**Elders Real Estate
Dungog**
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The luxurious master suite is a true retreat, featuring a walk-in robe, ensuite, and its own fireplace. Two generous queen-sized bedrooms open onto the verandah via French doors, while a versatile fourth bedroom or office shares a well-appointed main bathroom.

Downstairs, charming brick arches lead to a unique cellar, a working well, and abundant storage space-adding yet another layer of character and practicality.

Set on approximately half an acre (approx 2021sqm) of landscaped gardens with heritage roses and mature trees, the property enjoys picturesque views to the Cooree Hills. Despite its peaceful setting, it's just a short stroll to the centre of town.

Dungog continues to grow as a vibrant and welcoming rural community, offering an enviable lifestyle within easy reach of Newcastle and Maitland, and only a scenic drive to Barrington Tops or the stunning Mid North Coast beaches.

Property Features:

Â# Approx 2021sqm* (to be confirmed by solicitor) parcel with established gardens

Â# Grand Federation home with rich heritage appeal

Â# Master suite with dressing room, ensuite & fireplace

Â# Two spacious bedrooms with French doors to verandah

Â# Fourth bedroom or home office

Â# Formal lounge & dining with combustion fireplace

Â# Expansive wrap around verandah

Â# Large timber kitchen with stone benchtops, gas cooking & dishwasher

Â# Ducted reverse cycle air conditioning throughout.

Â# Casual living and dining areas

Â# Oversized laundry with ample storage

Â# Cellar and additional under-house storage

Â# Studio room

Â# Double garage

Â# Solar panels approx 7KW

Â# 3 Phase power on site

Â# Electric Hot Water

One of Dungog's most admired homes, offering exceptional potential as a stunning family residence.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

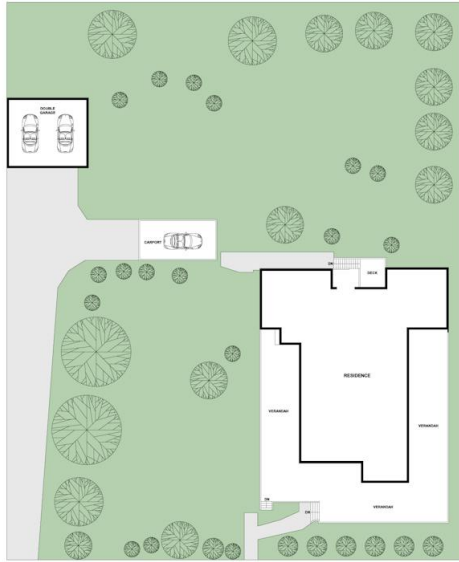
- Land Area 2,023.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Floorboards



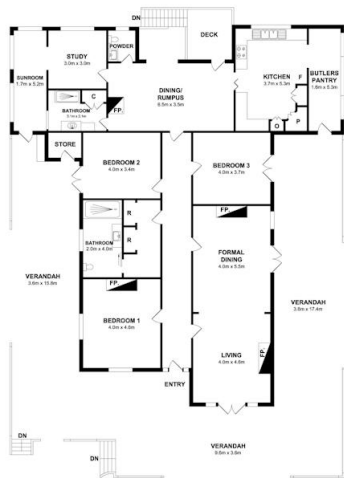








SITE PLAN (NOT TO SCALE)



Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.



Real Estate

35 Dowling Street, Dungog
 Total Approx Floor Area 208.82 sq.m