



116 Abelard Street, DUNGOG, NSW 2420

Unique Historic Gem in the Heart of Dungog - "Keba"

Situated on the corner of Abelard and Brown Streets in the heart of Dungog, "Keba" is a truly distinctive property rich in history, character and architectural significance.

Property Features;

- 4 generous bedrooms
- 2 bathrooms
- Spacious living area with separate lounge and dining divided by a beautiful columned arch
- Modernised kitchen with electric cooking
- Butler's pantry
- Large light-filled sunroom opening to an outdoor sitting area
- 12-foot ceilings creating wonderful space and character
- Two bedrooms in the main section of the home with two additional bedrooms opening

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: L39739250

SALE DETAILS

Contact Agent

CONTACT DETAILS

**Elders Real Estate
Dungog**
3/140 Dowling Street
Dungog, NSW
02 4992 1208

Sally Koppers
0438899703

onto the rear verandah

- Wine cellar located downstairs
- Large basement level almost equal in size to the internal floor area
- Basement maintains a constant year-round temperature
- Workshop area beneath along with the large functional laundry
- Carport for two cars
- Manageable yard on a prominent corner block

Historic & Architectural Significance

- Constructed in the 1920s
- Known locally as "Keba", a home of remarkable construction and design
- Built using technology and materials well ahead of its time
- Almost entirely constructed from reinforced concrete
- Structural frame consists of steel-reinforced portal beams
- External and internal walls formed from pre-cast concrete slabs
- Roof frames, verandahs and flooring crafted from Australian hardwood
- Mouldings and joinery-including doors and window sashes-made predominantly from Australian rosewood, with some red cedar
- Built on a slope with an impressive structural basement level
- Even the basement columns feature stylish architectural finishes
- Imprints of 1921 newspapers remain visible in the concrete from the original pour
- Beautiful decorative turret detail on the exterior

Unique History

- Purchased by the current family in 1956
- Lovingly held by the same family for nearly 70 years

Why This Property is Special?

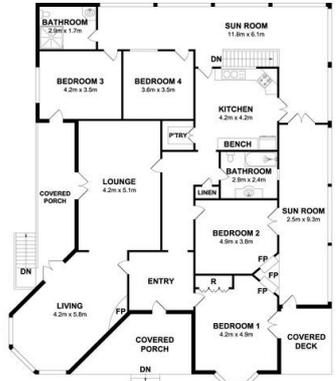
- Rare historic home with incredible structural integrity
- Architectural construction rarely seen in residential homes of its era
- A unique blend of history, craftsmanship and character
- Prime position in one of the most charming towns of the Hunter region
- A once-in-a-generation opportunity to secure one of Dungog's most distinctive and historically fascinating homes.

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.

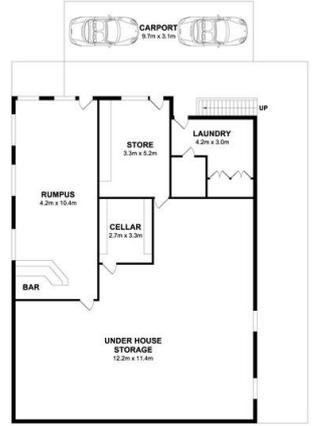
- Land Area 834.00 square metres
- Building Area: 440.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Floorboards



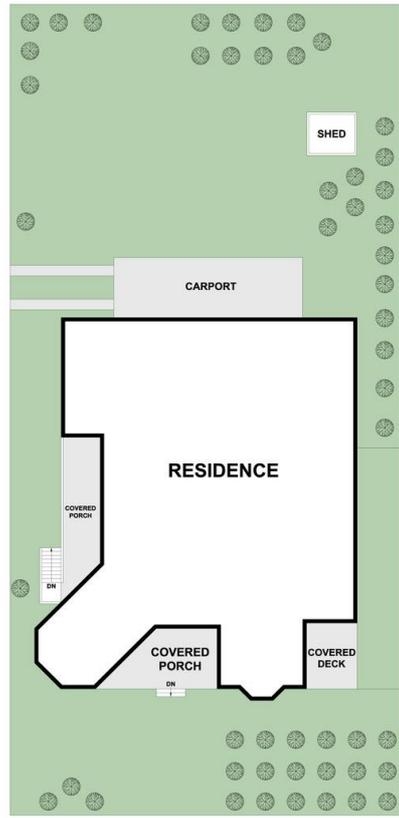




GROUND LEVEL



LOWER LEVEL



SITE PLAN (NOT TO SCALE)

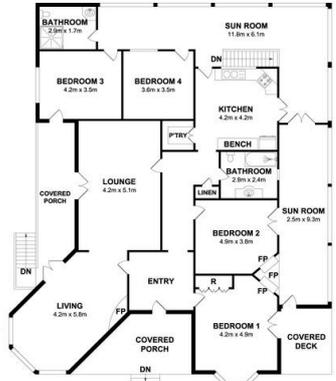


Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.

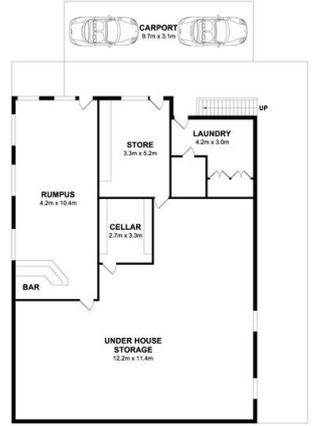


Real Estate

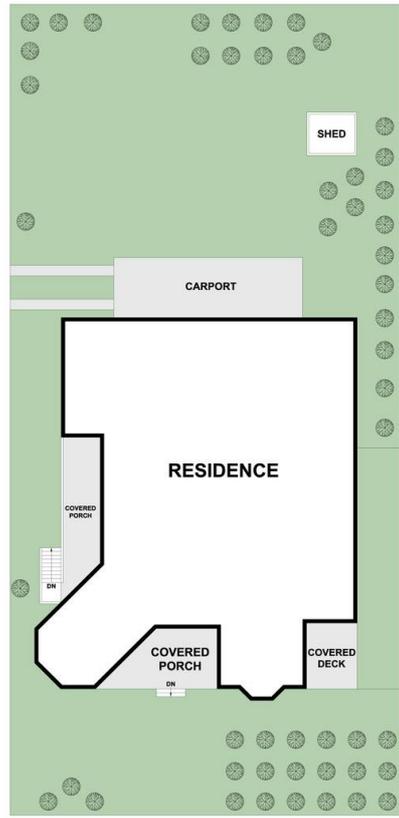
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Total Approx Floor Area 440.40 sq.m



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