

44 Tamworth Street, Dubbo, NSW, 2830

THE AGENCY

House For Sale

Monday, 20 January 2025

44 Tamworth Street, Dubbo, NSW, 2830

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



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Introducing McGregor

A Rare Opportunity to Own One of Dubbo's Finest

This magnificent early 1900s double brick home, with a commanding street presence, combines timeless history and elegance with an unbeatable location to provide a lifestyle of distinction. Set on an expansive 2,086sqm block (approx.), this grand residence offers 470sqm (approx) under roof and is surrounded by private, manicured lawns behind lush hedging, creating a secluded haven in sought-after South Dubbo.

Rich in old-world charm, the interior showcases many period details, including heritage plasterwork, timber detailing, and leadlight features. Accommodation comprises unique and versatile spaces, with some bedrooms featuring adjoining libraries or drawing rooms. The living areas are equally impressive, including a formal lounge, a separate dining room with wine cellar, and a study with separate front entry, ideal for a home business. At the northern end of the home, the open-plan living area is truly captivating, featuring a conservatory-style family room with full-height windows soaking in the natural light and enjoying views of the gardens and pool. Overlooking this space, the gourmet kitchen is a caterer's dream, complete with bespoke cabinetry, scullery and butler's pantry.

With just a handful of owners over the past century, this tightly held property offers a rare opportunity to own a piece of Dubbo's history. The impressive outdoors perfectly complement the grandeur of the home, with fully fenced and landscaped grounds, an expansive front verandah extending the living space outdoors, and a rear yard featuring an in-ground pool, alfresco area and two detached double lock-up garages, with plenty of off-street parking available. An exquisite showcase of period architecture meeting contemporary convenience, this timeless residence is ready for its next chapter.

- Double brick construction and high-quality bespoke cabinetry throughout
- Hardwood floors, 12 ft ceilings, decorative plasterwork, timber detailing and leadlight features
- Ducted evaporative cooling and gas heating, split system air conditioners, 2x open fire places, ducted reverse cycle to select rooms
- Separate formal lounge and dining rooms, climate-controlled wine cellar, study with external access, NBN FTTP
- Open plan living with north aspect, full-height cedar frame windows and French doors
- Master bedroom has a generous footprint, own private bathroom and walk-in robe
- Additional 3 bedrooms are all large in size, one with adjoining library and another with combined drawing room
- Kitchen appliances are high end (Ilve 900mm freestanding oven with teppanyaki plate & 4 burners), Asko dishwasher
- All bathrooms have been updated in the Federation style, incl. clawfoot baths
- Exceptional storage throughout
- 19kW solar panel system with 13.5kW Tesla Powerwall 2 battery
- Paved in-ground pool yard and alfresco area
- Full length front verandah
- Double block fully fenced perimeter, established privacy hedging and trees
- Two detached double lock-up garages, ample off-street parking space
- Automated sprinkling system to lawns