

**7 Charlotte Street, Dubbo, NSW 2830**

THE AGENCY

**House For Sale**

Tuesday, 7 January 2025

7 Charlotte Street, Dubbo, NSW 2830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 735 m2**

**Type: House**



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**\$650,000 - \$670,000**

Thoughtfully renovated and set to impress, this South Dubbo gem has been completely transformed for sophisticated, low-maintenance living. With nothing left to do but move in, the home has been freshly painted inside and out, and features all new kitchen, plus new flooring and blinds throughout. Showcasing well-considered design and clever use of space, every inch of the floor plan has been maximally utilised to create a spacious and practical layout. The timber-look flooring throughout the living areas offers both style and durability, while the generously sized kitchen ensures easy catering and a daily hub to bring the household together for meals. The generous master bedroom includes an ensuite and walk-in wardrobe, while additional bedrooms are equally well-sized, each with a unique study nook and twin double-door built-in robes, providing ample storage and room for personalisation. Bathrooms are all new, combining modern aesthetics with functionality, boasting floor-to-ceiling tiling. Outside, the level backyard provides the perfect space for rest, work or play, complemented by a huge shed-once a mechanic workshop-that offers mezzanine storage and enough height to store a caravan or other recreational vehicles, while the adjoining pergola offers versatile space for trailer storage or outdoor entertaining. The long concrete driveway will accommodate four or more cars, and freshly poured concrete paths wrap around three sides of the home, connecting the front patio with the rear alfresco area. Set in a prime South Dubbo location, this home is just a couple of minutes' drive to the CBD, tucked away on a low-traffic street that offers a peaceful, quiet lifestyle while remaining exceptionally convenient. This property is ideal for a professional couple, a young family seeking a stylish, move-in ready space, or those looking to downsize without compromising on quality or convenience.

- Freshly painted interior/exterior; all new flooring and windows coverings
- Open plan living with brand new split system air conditioner
- Main bedroom with ensuite and walk-in robe; additional bedrooms with study nook and twin double-door built-in robes
- All new kitchen with large island and dining bench, double sink with pull out mixer tap, soft-close cabinetry and new appliances
- Main bathroom includes twin vanities, deep freestanding bath, laundry facilities with washing machine, new 315L hot water system
- Rear alfresco area plus covered pergola for outdoor entertaining
- Large work shed with mezzanine level, mechanic's pit and high ceiling to accommodate tall vehicles