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## COMING SOON

### Central Dubbo

- 3 bedrooms
- 2 bathrooms
- 3 car accommodation

Register your interest with  
Karen Chant—0448 191 167

### 15 Hopetoun Street Dubbo NSW

This charming cottage is in an ideal central location near cafes, restaurants, shops and parklands. Quality schools, childcare and the CBD are just moments away. Enjoy light filled rooms, high ceilings, wood fire, reverse cycle air conditioning, stylish contemporary kitchen & seamless indoor/outdoor living & dining with a rear timber deck. The star of the property is an impressive rear shed only recently completed with garage, workshop, secure carport and fully lined studio/teenagers retreat with storage, heating and cooling and bathroom.

- 3 bedrooms with built-ins in two
- Open plan living and dining with office nook
- Caesarstone kitchen with wide upright Smeg oven
- Gas cooktop, pantry cupboard, dishwasher
- Wood heater, split system RC air conditioners
- Family bathroom, instantaneous natural gas HWS
- Recently renovated laundry with great storage
- Provision for 2nd bathroom not yet completed
- Large rear covered timber deck; front verandah
- Rear lane access to shed with 3 phase power
- Single garage with large workshop area
- Secure drive through carport with roller door
- Lined studio with storage, bathroom & split system RC AC
- Additional drive thru single carport offering rear yard access
- Secure front fence and gate - ideal for pets & kids

3 2 3

**Price** : \$ 475,000

**Land Size** : 674 sqm

**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/house/7374594>



**Bob Berry Real Estate**  
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