



42 Dunheved Circle, DUBBO, NSW 2830

A FAMILY SANCTUARY IN DELROY PARK

Experience the perfect blend of peace, practicality, and personality at 42 Dunheved Circle. Tucked away in a quiet, sought-after pocket of the Delroy Park Estate, this charming residence is designed for families who value comfort and effortless entertaining. With a versatile floorplan that separates quiet relaxation from social hubs, this home provides a warm and inviting atmosphere from the moment you step through the door.

The heart of the home is the open-plan kitchen and family area, which flows seamlessly to a massive, paved outdoor entertaining space. Whether you are hosting a summer BBQ or firing up the built-in pizza oven for a cozy winter gathering, the outdoor area acts as a true extension of the home. Inside, the modern conveniences of ducted reverse-cycle air conditioning and a smart 3-way bathroom ensure that every family member's needs are met with ease.

Key Property Features

- All equipped with built-in wardrobes for ample storage.
- Featuring a separate formal lounge for quiet retreats and a vibrant open-plan family room.

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: 300P175565

SALE DETAILS

\$690,000 - \$710,000

CONTACT DETAILS

Elders Real Estate
36 Wingewarra Street
Dubbo, NSW
02 6881 7800

Prajwal Shrestha
0498 866 448

- Includes a gas cooktop, dishwasher, and a breakfast bar overlooking the outdoor area.
- Ducted reverse-cycle air conditioning throughout, ceiling fans in all rooms, and an additional split system in the family zone.
- A large, enclosed paved area featuring a built-in pizza oven.
- Double lock-up garage with the convenience of internal access to the hallway.
- Low-maintenance yard featuring an automatic watering system for the gardens.

Location & Amenities

- Just minutes from the Delroy Park Shopping Centre and local medical facilities.
- Conveniently close to a variety of schools and childcare centres.
- Short stroll to nearby parks and the popular Dubbo Golf Club.
- Situated in a quiet, family-friendly circle within a premium estate.

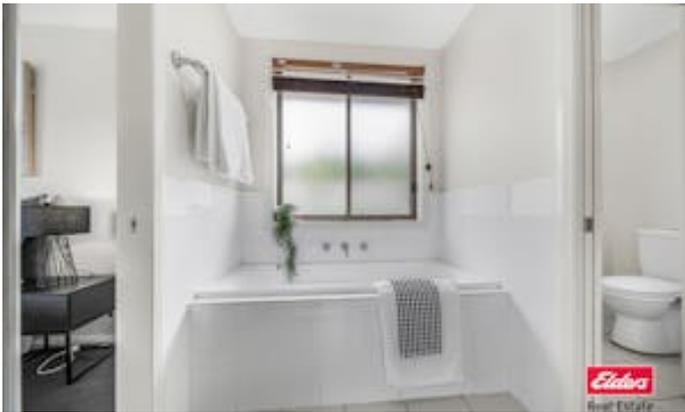
This is a rare and best opportunity to secure a move-in-ready home in one of Dubbo's most family-friendly neighbourhoods. Whether you are looking for your forever home or a rock-solid investment, 42 Dunheved Circle delivers on every front.

Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 719.40 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage









Site Plan / Ground Floor



42 Dunheved Circle

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position

