



20 Bellbird Way, DUBBO, NSW 2830

SPACIOUS FAMILY HOME IN SUCH A CONVENIENT LOCATION

Set on a generous 854m² block, this well-proportioned family home delivers space, comfort and convenience - ideally suited to growing families, first home buyers or investors seeking a practical, well-located home.

Located in a family-friendly and well-established estate, you're within easy reach of local schools, daycare and pre-school centres, Delroy Park Shopping Centre, nearby parklands and community amenities - walk everywhere!

Key Features at a Glance:

- Large 854 m² corner block
- Three generously sized bedrooms, all with built-in wardrobes and ceiling fans
- Master bedroom enjoys a WIW, R/C A/C unit and ceiling fan
- Separate L-shaped formal lounge and dining room with open fireplace (non-operational)
- Open-plan family room adjoining the kitchen, with cork-tile flooring, slow-combustion wood heater, R/C A/C unit and seamless access to the covered outdoor entertaining area

TYPE: For Sale

INTERNET ID: 300P178064

SALE DETAILS

\$650,000

CONTACT DETAILS

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36 Wingewarra Street
Dubbo, NSW
02 6881 7800

Blanche Robinson
0439 132 136

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.

- Practical kitchen layout with wide benchtops, ample storage and electric appliances
- Main bathroom with tiled shower recess, separate bath, generous vanity space, exhaust fan and separate toilet for added convenience
- Large laundry with external access
- Substantial paved, covered outdoor entertaining area - ideal for BBQs and family gatherings
- Detached double lock-up garage with concrete floor and power connected, plus a garden shed. There is also side-gate vehicle access beside shed - ideal for off-street parking of trailer, caravan, boat or additional vehicles

This property offers the rare combination of space, practicality and potential: an oversized block in a convenient estate, separate living zones, and outdoor space that suits families, hobbyists or anyone needing room for multiple vehicles or gear.

If you're looking for a solid, well-located home in Dubbo that offers value, space and long-term convenience, 20 Bellbird Way is not to be missed.

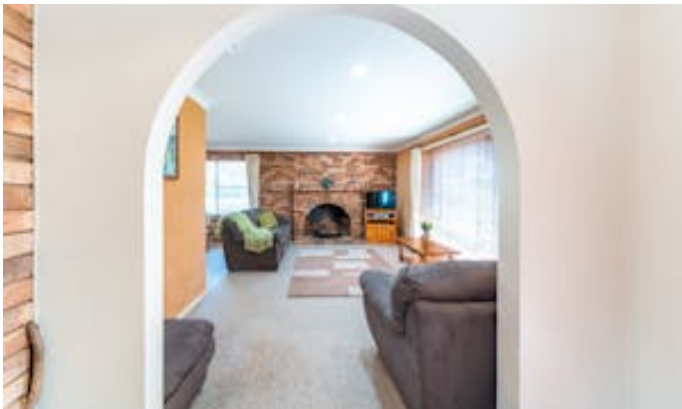
WALK SCORE:

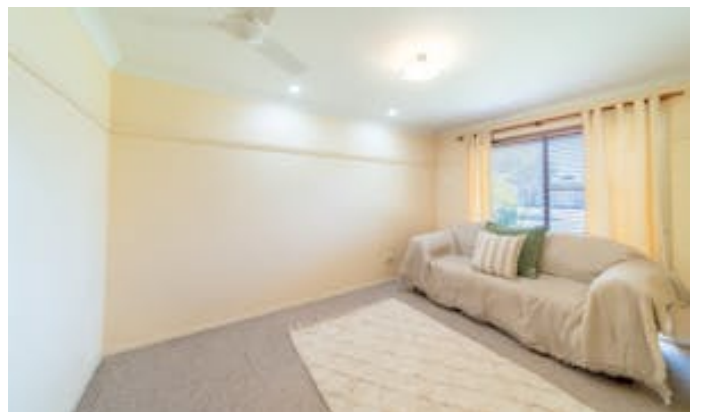
- Childcare Centre 300m*
- Delroy Park Shopping Centre 650m*
- Macquarie Anglican Grammar School 600m*
- Parkland 280m*
- Dubbo's CBD 2.9km*

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, Heating, Openable Windows

- Land Area 854.30 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage











Site Plan / Ground Floor



Real Estate 20
bellbird

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.

