



4 Delta Road, DUBBO, NSW 2830

DESIGNED FOR LIVING - POSITIONED FOR PRIVACY

Positioned in a private battle axe setting, this well-presented family home offers a rare combination of space, security, and modern convenience, all set on a generous 643sqm block with a peaceful lake outlook to the rear. From the moment you arrive, the property impresses with a solar-powered automatic double swing gate and a long concrete driveway, providing a secure and private entrance leading to the home and double garage.

Designed with everyday comfort in mind, the home offers multiple living zones including a separate lounge and a dedicated home office at the front, ideal for working from home or growing families. Flowing through the home, the open-plan living and dining area connects seamlessly to the outdoor space, creating the perfect setting for entertaining or relaxed family living. The kitchen is thoughtfully designed with a walk-in pantry, 90cm gas cooktop, plumbed fridge connection, and a stone benchtop breakfast bar, delivering both practicality and style.

The home features four well-sized bedrooms, all with built-in wardrobes, while the master bedroom is privately positioned at the rear and includes its own ensuite. The main bathroom is well-appointed with both a shower and bathtub, complemented by a separate toilet and a functional laundry fitted with a stone benchtop and ample storage.

Key Features

TYPE: For Sale

INTERNET ID: 300P178991

SALE DETAILS

\$890,000 to \$940,000

CONTACT DETAILS

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

Prajwal Shrestha
0498 866 448

- 4 bedrooms | 2 bathrooms | 2 car
- Private battle axe position
- Solar-powered automatic double gate
- Long concrete driveway
- Brick veneer home with Colorbond roof
- Lake outlook to the rear
- Open-plan living & dining plus separate living
- Dedicated home office
- Walk-in pantry
- 90cm gas cooktop
- Stone benchtop breakfast bar
- Plumbed fridge connection
- Vinyl flooring to living areas
- Carpet to bedrooms
- Built-in wardrobes
- Ensuite to master
- Double garage with remote access
- 7.7kW solar system
- WiFi-controlled ducted air conditioning
- Instant hot water system
- Sprinkler system
- Garden shed
- Freestanding gazebo
- 2 x rainwater tanks (approx. 8,000L)

Step outside to enjoy a spacious backyard that captures a peaceful lake outlook, offering the perfect space for entertaining, relaxing, or spending quality time with family. The property also includes a freestanding gazebo, established outdoor areas, and added functionality to enhance everyday living.

Conveniently located in a family-friendly Dubbo setting, the home is within close proximity to local schools, parks, shopping centres, and essential amenities. Offering privacy, space, and a range of value-added features, this is a fantastic opportunity for families, investors, or buyers seeking a well-rounded home in a growing and desirable location.

For further information or to arrange your private inspection, please contact Prajwal Shrestha on 0498 866 448.

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, Exhaust, Water Views

- Land Area 643.60 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage







