



50 Bradford Circuit, DUBBO, NSW 2830

WELL-APPOINTED HOME IN A GROWING LOCATION

50 Bradford Circuit, Dubbo presents a modern and well-designed home positioned within the popular Magnolia Estate, offering a practical layout and low-maintenance living suited to first home buyers, investors or downsizers. The home features a light-filled open plan living and dining area that connects seamlessly to the alfresco space, creating a functional environment for both everyday living and entertaining.

The kitchen is well appointed with stone benchtops, SMEG appliances and a butler's pantry, combining both style and practicality. A key addition to the property is the 13.6kW solar system with dual inverters, providing strong energy efficiency and long-term cost savings. The master bedroom includes a walk-in robe and ensuite, while the remaining bedrooms are fitted with built-in wardrobes and serviced by a central bathroom.

Indoor Features

- Open plan living and dining area
- Modern kitchen with SMEG appliances
- Stone benchtops and butler's pantry
- Master bedroom with walk-in robe and ensuite

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: Sold

INTERNET ID: 300P181520

CONTACT DETAILS

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

Prajwal Shrestha
0498 866 448

- Built-in wardrobes in additional bedrooms
- Ducted reverse cycle air conditioning

Outdoor Features

- Covered alfresco entertaining area
- Low-maintenance yard
- Concrete driveway
- Approx. 383sqm block
- Single lock-up garage with internal access
- 13.6kW solar system with dual inverters

The property is positioned in a growing South Dubbo location within the Magnolia Estate, providing a modern setting with a focus on practical living and convenience. Its layout and features make it suitable for a wide range of buyers, including owner occupiers and investors.

Located within close proximity to Orana Mall, local schools and everyday amenities, the home offers easy access to essential services while maintaining a quiet residential setting.

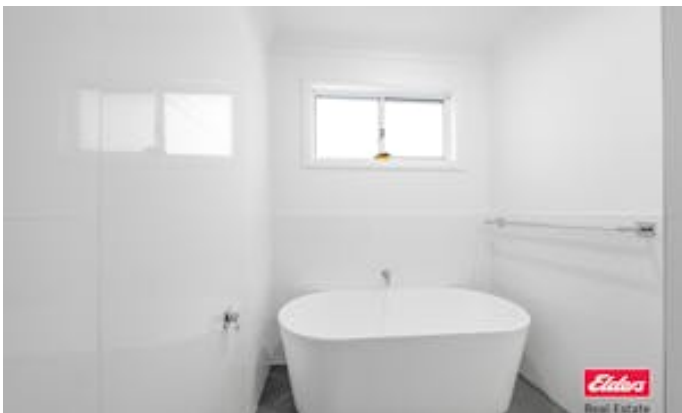
For further information or to arrange a private inspection, please contact Prajwal Shrestha at Elders Real Estate Dubbo.

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: Close to Schools, Close to Shops, Close to Transport, Exhaust

- Land Area 384.00 square metres
- Building Area: 186.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Ensuite











Site Plan / Ground Floor

Elders Real Estate 50 Bradford Circuit

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





Ground Floor

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