



## 44 Sovereign Street, DUBBO, NSW 2830

### FAMILY LIVING WITH SHED, SOLAR & SPACE TO ENTERTAIN

Set on a generous 810 sqm\* block, 44 Sovereign Street offers the complete package for families seeking space, comfort, and practical extras. With multiple living zones and modern updates, this home is ready to move straight in and enjoy.

Features that you will like:

- 4 bedrooms, 2 bathrooms
- Updated main bathroom, toilet and laundry
- Bedroom 4 has an ensuite shower, away from other 3 bedrooms
- Separate lounge
- Updated kitchen with modern appliances, seamlessly flow onto dining
- Rumpus access to outdoor entertaining area
- Undercover outdoor entertaining area
- Single lock up garage with internal access and 2nd toilet (access to the backyard)

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:** Under Contract

**INTERNET ID:** 300P183013

**SALE DETAILS**

**UNDER CONTRACT**

**CONTACT DETAILS**

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

**Gabriella Chan**  
0488 278 848

- Detached shed/garage right next to the rear double gates for easy access
- Solar panels (7.5kw inverter)
- Ducted evaporative cooling and gas point heating for year round comfort.

Ideally located within close proximity of Orana Mall Shopping Centre, Western Plains Medical Centre, Blueridge Business Park and local schools.

Don't miss this opportunity to secure a feature-packed property in Dubbo, contact us to arrange your inspection.

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

- Land Area 810.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Ensuite











