

## 43 Durum Circuit, DUBBO, NSW 2830

### ARCHITECTURALLY DESIGNED, SPACIOUS FAMILY LIVING

Set on a 1,005m<sup>2</sup> (approx.) parcel in sought-after Keswick Estate, this four-bedroom residence combines architectural design, generous proportions and thoughtful detail to deliver an impressive family home. Designed by local firm Design Tribe and built in 2014 by Orth Building, the home has been carefully planned to suit modern living and entertaining.

From the wide and welcoming entry hall, through to multiple living zones and seamless indoor-outdoor flow, every element reflects quality and practicality.

#### Key Features You'll Love:

- Four bedrooms, all with built-in wardrobes and ceiling fans
- Master bedroom with walk-in robe and ensuite, with dual access to the ensuite for versatility
- Three distinct living areas including lounge, open plan family/dining, and rumpus room
- Light-filled kitchen with raked ceilings, breakfast bar, abundant storage, gas cooktop

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:** 300P185774

#### SALE DETAILS

**UNDER CONTRACT**

#### CONTACT DETAILS

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

**Blanche Robinson**  
0439 132 136

and study nook

- Separate study with skylight, ideal for working from home
- Two outdoor entertaining areas: northern alfresco with BBQ , range hood and ceiling fan, plus a northwest-facing alfresco adjoining the rumpus room
- Double garage with internal access and extensive storage options
- Other improvements include: ducted zoned reverse cycle air-conditioning, steel frame, full insulation and rainwater tank plumbed to laundry and toilets
- Low maintenance and hardy gardens with full irrigation, citrus trees, granite paths and gated side access to the yard

Positioned close to Egret Park and surrounded by other quality homes, this property offers space, comfort and long-term appeal in a family-friendly setting.

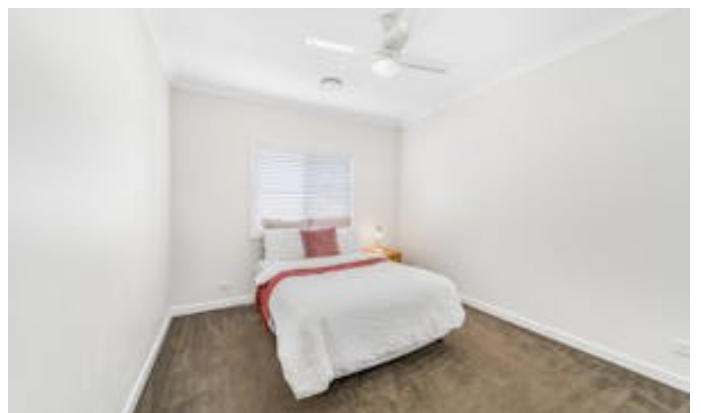
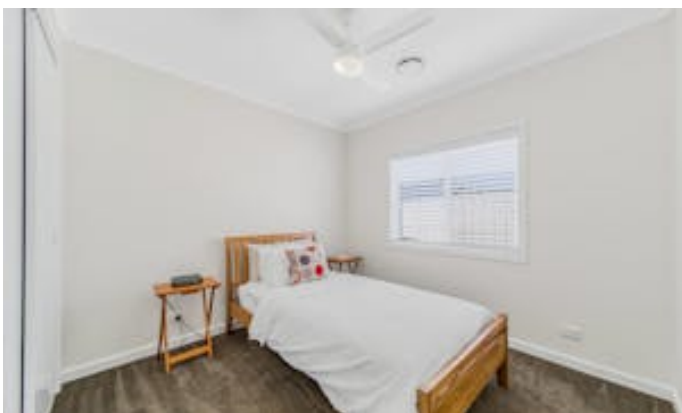
43 Durum Circuit is a home where thoughtful design meets everyday livability â## a rare find in Dubbo's tightly held Keswick Estate.

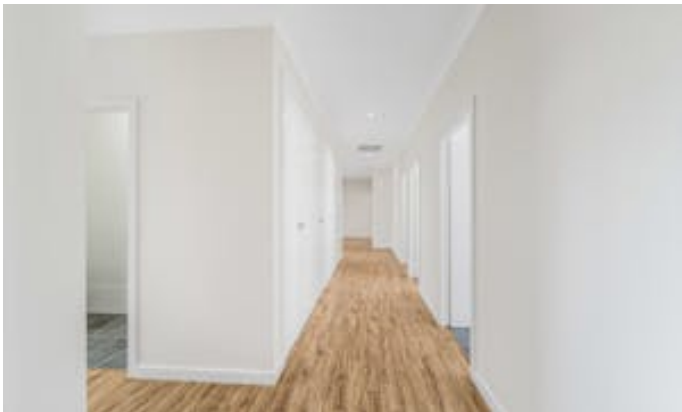
Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.

Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 1,005.00 square metre
- Building Area: 379.50 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite











Site Plan



Real Estate

43 Durum Circuit  
Dubbo

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

