



## 20/4 Diane Street, DUBBO, NSW 2830

### LUXURIOUS LIFESTYLE IN PRESTIGIOUS SOUTHGATE ESTATE

We proudly present to you this well-maintained home featuring 3 Bedrooms plus office/4th bedroom located conveniently in a prestigious gated estate within the popular South Dubbo, close to cafes, shops, schools, parks and short drive to the CBD.

This beautifully appointed home offers a generous and practical layout designed for modern living. The main bedroom features two sets of built-ins, quality timber venetian blinds, a ceiling fan, and a private ensuite, while bedrooms two and three are well sized, each with three-door built-ins, ceiling fans, and quality timber venetian blinds. The office or optional fourth bedroom also includes built-in storage and quality timber venetian blinds, providing flexibility for a home workspace or guest room.

At the heart of the home, the open plan living and dining area flows seamlessly into a functional kitchen complete with modern appliances, a dishwasher, stone benchtops, and ample storage. The main bathroom includes a shower, spa bath, tasteful light fitting, and a separate powder room for added convenience.

Enjoy year-round comfort with ducted reverse cycle air conditioning, optional natural gas heating, and an instantaneous hot water system. The home also includes a laundry with storage and side access, a security system, and a remote controlled double

**TYPE:** For Sale

**INTERNET ID:** 300P186898

#### SALE DETAILS

**\$750,000-\$775,000**

#### CONTACT DETAILS

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

**Gabriella Chan**  
0488 278 848

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.

lock-up garage with internal access and built-in storage. Outdoor entertaining is a breeze under the covered alfresco area, BBQ included, creating the perfect space for gatherings with family and friends.

Let's not forget the resort-style community amenities - including a swimming pool, spa, clubhouse, and beautifully maintained gardens and pathways. Opportunities like this are rare, so don't miss your chance! Contact us today to arrange your inspection.

**WALK SCORE:**

80m - Regand Park Trail (Macquarie River Entrance)

450m - South Dubbo Tavern & Boundary Road Shops

600m - Dubbo College South Campus

650m - Wahrenonga Park

950m - South Dubbo Public School

1.3km - Macquarie Club

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: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport, Heating, Pool

- Land Area 267.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite











