



## 34 William Farrer Drive, DUBBO, NSW 2830

MODERN LIVING, ENDLESS COMFORT, PERFECT LOCATION.

34 William Farrer Drive is a beautifully presented brick home with a tiled roof, offering modern comfort and family-friendly living. Recently sprayed roof tiles and gutters, this home delivers both style and practicality. Inside, the layout is designed for convenience, featuring multiple living areas, including a media room and an additional space converted into a home office. The open-plan kitchen, dining, and living area create a seamless flow, while quality finishes throughout add to the home's appeal.

The outdoor area complements the interior perfectly, providing plenty of space for entertaining and relaxation. The extended patio overlooks a sparkling swimming pool and spa, surrounded by established gardens. With added features like a large solar system, side access for extra parking, and multiple storage options, this property combines functionality with comfort, ideal for families or entertainers.

### Key Features:

Solid brick home with tiled roof, freshly sprayed

Paved driveway plus additional concreted side access for parking

Open-plan kitchen, dining, and living area with tiled flooring

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:** For Sale

**INTERNET ID:** 300P188467

### SALE DETAILS

**\$910,000 to \$950,000**

### CONTACT DETAILS

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

**Prajwal Shrestha**  
0498 866 448

Media room and separate office with a fixed desk

Four large bedrooms with built-ins and ceiling fans (newly replaced)

Master bedroom with a walk-in wardrobe and an oversized ensuite

Main bathroom with shower, bath, vanity, and separate toilet

Reverse-cycle air conditioning and blackout window shutters for security

Double garage with internal access, multiple storage areas, and access to the back patio

Extended patio with mounted outdoor TV and hardwired spa

Swimming pool with a drip irrigation system around the garden bed

Established gardens, a garden shed (with a concrete floor), and a rainwater tank

Existing solar panels plus a new 7 kW solar system

Front lawn with automatic sprinkler system

Swan hardwired security camera system

#### Nearby Amenities:

Close proximity to Orana Mall, medical centres, and local shops

Easy access to schools and childcare facilities

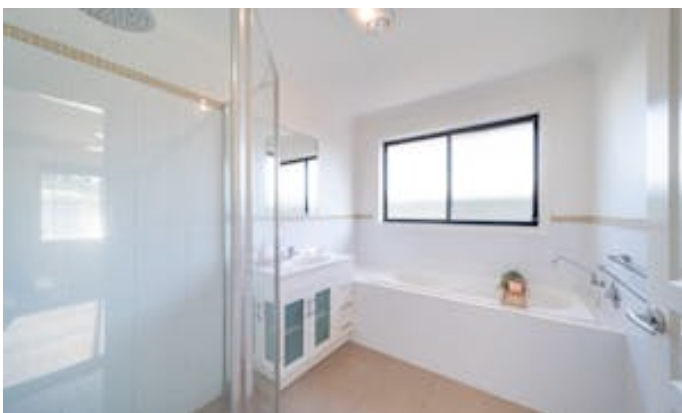
Nearby parks, walking tracks, and recreational areas

Public transport and the Dubbo CBD are within a short drive

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, Spa

- Land Area 801.50 square metres
- Building Area: 294.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite







Site Plan / Ground Floor



Real Estate

34 William Farrer Street  
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

