



## 11 Sunvale Avenue, DUBBO, NSW 2830

Spacious family living in a quiet, convenient location.

Set on a generous 825m<sup>2</sup> block in a peaceful Dubbo street, 11 Sunvale Avenue presents a solid and well appointed four bedroom brick home designed for comfortable family living and effortless entertaining.

The home features four bedrooms and two bathrooms, complemented by two separate living areas, offering flexibility for growing families or those who enjoy extra space. Climate comfort is assured year round with ducted reverse cycle air conditioning, while a gas fireplace adds warmth and charm during the cooler months.

At the heart of the home, the kitchen is well equipped with a dishwasher, 4 burner electric cooktop, and a 600mm Smeg wall oven, flowing seamlessly to the alfresco area, perfect for outdoor dining and entertaining.

Located in a quiet street close to Orana Mall, this property combines space, comfort, and convenience in a sought after Dubbo location. If you are looking for more space in an established setting, or a quality home with a beautiful garden to dabble the days away, 11 Sunvale Avenue is waiting for you.

**TYPE:** For Sale

**INTERNET ID:** 300P189833

### SALE DETAILS

**\$750,000 - \$800,000**

### CONTACT DETAILS

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**Joe Simpson**  
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Additional highlights include:

- 4 Bedrooms & 2 Bathrooms
- Double garage with spacious storage cupboards
- Built in wardrobes to bedrooms
- Bay window off kitchen
- Ceiling fans throughout
- Stunning gardens and landscaping
- Garden shed
- Double gate side access with granite entry
- Paved driveway
- 5kW solar system for energy efficiency
- Gas storage hot water system
- Well-established gardens with lawn irrigation

• Land Area 825.00 square metres

• Bedrooms: 4

• Bathrooms: 2

• Double garage









