



17L Debeaufort Drive, DUBBO, NSW 2830

ENTERTAIN, RELAX, AND ENJOY THE FREEDOM OF SPACE.

Set on a generous 1.56-hectare block, this well-maintained five-bedroom home offers the perfect balance of comfort, space, and lifestyle. Ideal for families, home-based professionals, or buyers seeking room to move, this property delivers versatility both inside and out.

The home is light and welcoming, freshly painted throughout and enhanced by raked ceilings that create a sense of space. The practical kitchen flows seamlessly into the dining area, while a separate formal lounge provides a cosy place to relax with the warmth of a wood fire heater. All bedrooms are well sized, with the fifth bedroom or office offering direct patio access.

Outdoor living and functionality are key features, with excellent entertaining areas, extensive shedding, and sustainable inclusions-all just a short drive from Dubbo's amenities.

Property Highlights:

- Five bedrooms, all with built-in wardrobes
- Main bedroom with walk-through robe and ensuite
- Fifth bedroom or home office with glass-door access to patio

TYPE: For Sale

INTERNET ID: 300P190453

SALE DETAILS

**\$1,500,000 -
\$1,600,000**

CONTACT DETAILS

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

Prajwal Shrestha
0498 866 448

- Freshly painted interior with raked ceilings
- Practical kitchen with electric cooking, dishwasher, and ample storage
- Open-plan dining area plus separate formal lounge
- Wood fire heater and evaporative air conditioning
- Large laundry with external access and excellent storage throughout

Outdoor & Lifestyle Features:

- Spacious 1.56-hectare block offering privacy and versatility
- Timber wrap-around verandah ideal for relaxing
- Swimming pool with BBQ area (pool serviced monthly)
- Bar and entertaining area with wood fire stove
- Spa
- 10 kW solar panel system and solar hot water

Sheds & Infrastructure:

- 4-bay shed with concrete flooring, power, and three roller doors
- Additional shed with double roller doors, power, and concrete flooring
- Double-bay machinery shed with metal racking
- Greenhouse with watering system
- Extended shed area with metal bench and roller door
- Separate woodshed and pump storage

Conveniently located close to Dubbo schools, shopping, and recreational facilities, this property offers the space and lifestyle of a rural setting while remaining connected to town.

A fantastic opportunity to secure a well-rounded lifestyle property ready to be enjoyed.

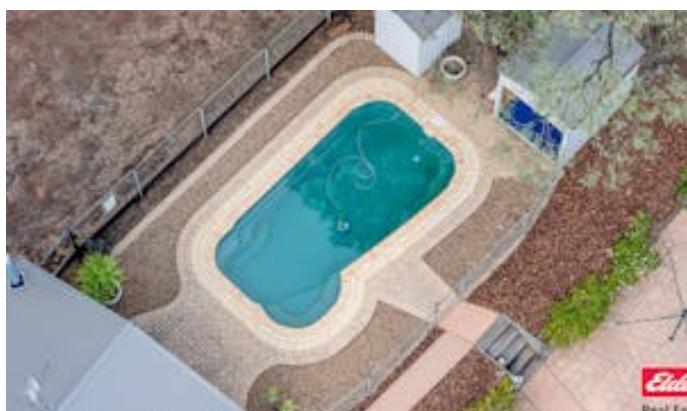
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Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust

- Land Area 1.56 hectares
- Building Area: 320.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 2
- 4 car garage
- Ensuite











Property Address
in 2 line

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees are provided on accuracy. Exterior elements are not in position





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