



## 40 Lincoln Parkway, DUBBO, NSW 2830

### BIG BLOCK LIVING WITH SPACE FOR EVERYTHING

Positioned on a sprawling 1,032sqm block, this impressive four-bedroom, two-bathroom residence, built in 2018 by GJ Gardner, offers exceptional space, versatility and everyday ease. A thoughtfully designed family floorplan unfolds across three separate living zones, creating room for everyone to relax, connect or retreat. Outdoors, a generous entertaining area overlooks a vast blank-canvas yard, while double-gate side access leads to a substantial 7x7m Colourbond shed - ideal for additional storage, hobbies or weekend projects. Complete with a double lock-up garage and automatic irrigation to both the front and rear yards, this is a home that balances modern comfort with outstanding land size and future potential.

**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, Golf Course Estate, Openable Windows

- Land Area 1,032.00 square metre
- Bedrooms: 4
- Bathrooms: 2

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:** 300P191626

#### SALE DETAILS

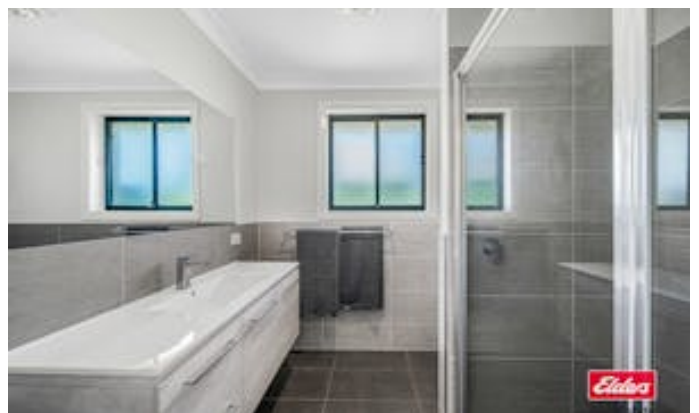
**\$820,000-\$890,000**

#### CONTACT DETAILS

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

**Brentley Goodwin**  
0427 744 798

- 4 car garage









Real Estate

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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





Site Plan / Ground Floor



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