



Elders



## 18 Sovereign Street, DUBBO, NSW 2830

### FAMILY FRIENDLY LIVING IN PRIME DULHUNTY LOCATION

Set in the highly sought-after Dulhunty Estate just moments from Orana Mall, this beautifully maintained four-bedroom family home offers comfort, space and practicality. The well-designed floorplan features four generous bedrooms, two bathrooms including an ensuite, and a choice of formal and informal living areas to suit everyday family living. A large covered pergola creates the perfect setting for year-round entertaining, while the low-maintenance front and rear yards provide easy everyday living. The home also includes a single lock-up garage with convenient drive-through access to the backyard, along with an impressive Colourbond shed offering excellent storage or workshop space. Complete with ducted evaporative cooling for seasonal comfort, this much-loved home is ready for its next chapter. A loved home positioned within a perfect location.

Features include:

- \* Rental potential of approx. \$520 - \$550 per week
- \* Four generous bedrooms with built-ins
- \* Two bathrooms including ensuite

**TYPE:** For Sale

**INTERNET ID:** 300P192043

#### SALE DETAILS

**\$645,000 - \$695,000**

#### CONTACT DETAILS

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

**Brentley Goodwin**  
0427 744 798

- \* Formal & informal living areas
- \* Galley style kitchen with breakfast bar
- \* Ducted evaporative cooling & gas heating
- \* Huge covered outdoor entertaining area
- \* Drive through single lock up garage with auto door
- \* Huge Colourbond shed with cement slab
- \* Low maintenance front & rear yards
- \* Approx. 800sqm block with no rear neighbour
- \* Sought after location within proximity to Orana Mall, Macquarie Inn, Orana Heights School

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, Openable Windows

- Land Area 800.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Ensuite





