



12B Lansdowne Drive, DUBBO, NSW 2830

PERFECTLY POSITIONED FAMILY HOME STEPS FROM MAGS

12B Lansdowne Drive is a thoughtfully designed 4-bedroom, 2-bathroom home ideally positioned in a sought-after area directly opposite Macquarie Anglican Grammar School (MAGS) and within convenient distance to Delroy Shopping Centre, childcare facilities, and the Dubbo CBD. Built with brick veneer and a Colorbond roof, this property combines solid construction with modern finishes and practical family-friendly living spaces. The home offers a functional layout with separate living areas at the front, flowing into a spacious open-plan dining and kitchen zone, featuring vinyl flooring for durability and easy maintenance. Natural light fills the home, creating a bright and welcoming environment for families.

The property caters to comfort and convenience, boasting a main bedroom with ensuite including shower, bath, and toilet, complemented by built-in robes in all bedrooms. The kitchen is well-appointed with a gas stove and dishwasher, while indoor comfort is enhanced with two split-system air conditioners and a gas point for heating. The single garage at the front provides secure parking and direct access, while the well-maintained outdoor spaces offer a low-maintenance environment for modern family living.

Key Property Features

- 4 bedrooms with carpet and built-in robes

TYPE: For Sale

INTERNET ID: 300P192062

SALE DETAILS

\$650,000

CONTACT DETAILS

Elders Real Estate
36 Wingewarra Street
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- Main bedroom with ensuite.
- Second bathroom with a separate bath and shower
- Single garage at the front for secure parking
- Brick veneer construction with Colorbond roof
- Vinyl flooring in open-plan living/dining areas
- Separate living area at the front of the home
- Kitchen with a gas stove and dishwasher
- 2x split-system air conditioners and a gas point for heating
- Functional open-plan layout ideal for family living

Proximity & Local Amenities

- Directly opposite Macquarie Anglican Grammar School (MAGS)
- Walking distance to childcare centres
- Short drive to Delroy Shopping Centre for groceries, cafes, and retail
- Close to Dubbo CBD with additional shopping, dining, and services
- Nearby parks and recreational areas for family activities
- Easy access to public transport and main roads for commuting

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

- Land Area 421.20 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Ensuite







