



## 3 Oxbow Court, DUBBO, NSW 2830

### A POLISHED FAMILY ENTERTAINER

Positioned within an exclusive cul-de-sac in Southlakes Estate, 3 Oxbow Court is a statement family residence where scale, style and lifestyle come together effortlessly. Designed for those who refuse to compromise on space, the home delivers four bedrooms plus a dedicated study, complemented by three substantial living zones that create flexibility and flow at every stage of family life. An enclosed outdoor entertaining domain with built-in BBQ and kitchen anchors the home, opening to a private backyard and a sparkling inground pool that elevates everyday living into something special. Quiet, private and impeccably located, this is a home that feels both established and aspirational. Properties of this calibre, in this setting, are tightly held - and highly sought after.

- Four bedrooms plus office/ fifth bedroom
- Two bathrooms including spacious main bathroom & ensuite
- Plantation shutters & walk-in robe to master bedroom
- Three separate living zones – family & dining/ loungeroom & rumpus
- Zoned reverse cycle heating & cooling, natural gas log fire

**TYPE:** For Sale

**INTERNET ID:** 300P192118

#### SALE DETAILS

**\$1,085,000-\$1,185,000**

#### CONTACT DETAILS

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

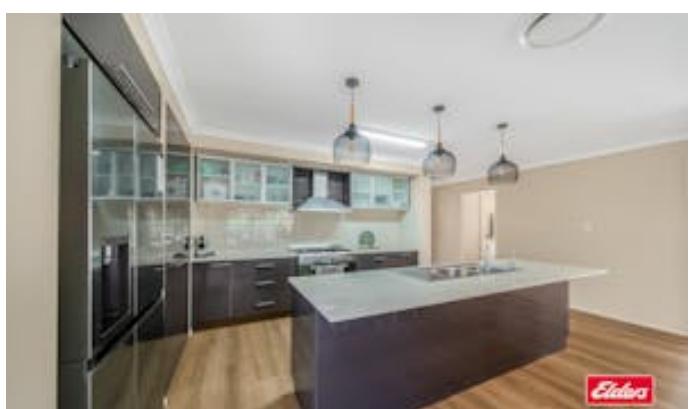
**Brentley Goodwin**  
0427 744 798

- Functional kitchen with large walk-in pantry & 900mm freestanding oven
- Double lock up garage with internal access
- An abundance of storage throughout
- Alfresco area with BBQ & bi-fold doors opening onto the pool area
- Heated in-ground pool with travertine surround
- Manicured lawns & gardens with automatic irrigation to front & rear yards
- Paved courtyard with direct access off living room
- Garden shed on cement slab
- Cul-de sac location in the sought after Southlakes
- Approx. 840sqm block

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 840.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite









## *Site Plan / Ground Floor*