

35 Amadeus Avenue, DUBBO, NSW 2830

LUXURY MEETS LIFESTYLE – 42 SQUARE MASTERPIECE

From the moment you arrive at 35 Amadeus Avenue, it's clear this is no ordinary residence. Nestled within the prestigious Southlakes enclave and overlooking the tranquil natural watercourse and walkways, this spectacular approximately 42-square home is a masterclass in scale, sophistication and seamless family living.

Spanning two impressive levels, it showcases five generous bedrooms, four beautifully appointed bathrooms and three expansive living zones designed for both relaxed everyday living and grand-scale entertaining. Contemporary finishes and refined detailing elevate every space, while large windows frame serene views across the in-ground pool. Outdoors, the resort-inspired setting continues with the pool perfectly positioned beside the oversized covered entertaining area complete with a built-in BBQ, creating the ultimate environment for hosting family and friends.

Delivering an exceptional blend of luxury and lifestyle in a blue-ribbon location, this remarkable home is presented as impeccably as the day it was built and is ready for unforgettable family memories to be made. A home you must inspect to fully appreciate.

Features include:

TYPE: For Sale

INTERNET ID: 300P192568

SALE DETAILS

**\$1,400,000 -
\$1,500,000**

CONTACT DETAILS

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

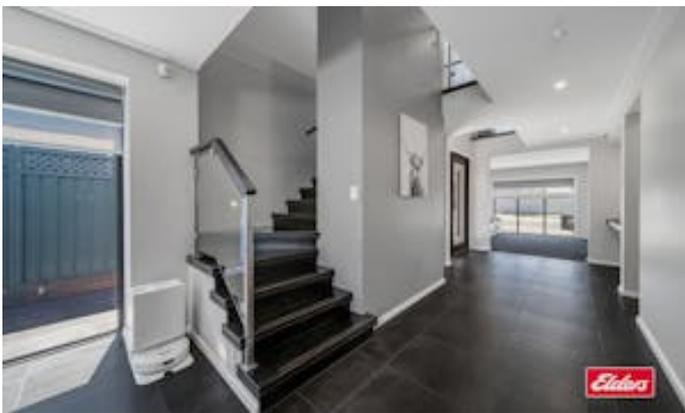
Brentley Goodwin
0427 744 798

- * Five spacious bedrooms with built-ins
- * Grand master bedroom with large walk-in & private balcony
- * Four bathrooms including two ensuites
- * Three spacious living areas plus formal dining
- * 2x zoned ducted reverse cycle heating & cooling units
- * Gorgeous kitchen with stone benchtop, 900mm under bench oven & cooktop
- * Quality crafted timber staircase with glass balustrade with understairs storage
- * Custom cabinetry installed throughout
- * Tiled front entry with feature glass front door
- * Large covered outdoor entertaining area with built-in BBQ & bench
- * Sparkling in-ground pool
- * Double lock up garage with internal access & auto door
- * Approx. 650sqm block with views over Southlakes watercourse & walkways
- * Approx. 42 squares built by Rawson Homes

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, Pool

- Land Area 650.20 square metres
- Bedrooms: 5
- Bathrooms: 4
- Double garage
- Ensuite











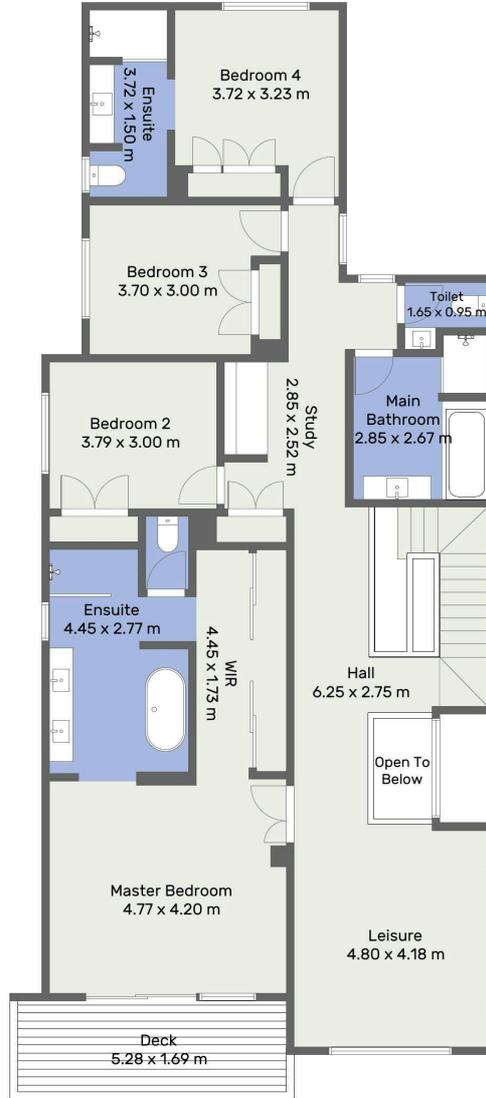
Site Plan / Ground Floor



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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.





First Floor



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