



## 23 Linda Drive, DUBBO, NSW 2830

### MODERN LIVING WITH FLEXIBLE SPACE FOR WORK OR LIFESTYLE

Set in a quiet, family-friendly pocket, 23 Linda Drive offers modern comfort with easy indoor&#x26;outdoor living. The three-bedroom, two-bathroom home is filled with natural light thanks to its desirable northerly aspect, enhancing the open-plan living, dining and kitchen area at the heart of the home. Sliding doors extend the space to a generous alfresco zone, ideal for entertaining or relaxed everyday living while overlooking the neat, low-maintenance backyard. Completing the package is a detached double lock-up Colourbond shed with power and lighting, providing excellent flexibility for storage, hobbies or a workshop-making this an ideal option for families, first-home buyers, downsizers or investors.

- Three bedrooms with built-ins
- Master bedroom with walk-in robe
- Two bathrooms including ensuite
- Open plan & tiled family room
- Spacious kitchen with electric appliances & dishwasher
- Ducted evaporative cooling, gas point & wood fire

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:** 300P192601

#### SALE DETAILS

**\$675,000-\$705,000**

#### CONTACT DETAILS

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

**Brentley Goodwin**  
0427 744 798

- Tiled alfresco overlooking the rear backyard
- Double Colourbond shed with skillion - power & lighting
- Double lock up garage with auto door & drive through access
- Approx. 615sqm block located in Rosewood Grove

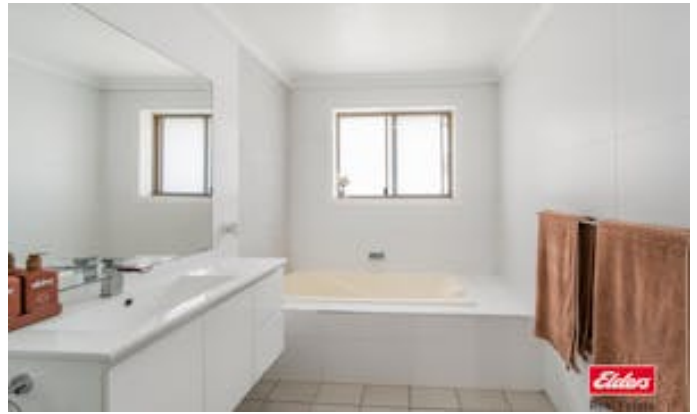
Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.

Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 613.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage
- Ensuite









Site Plan / Ground Floor



23 Linda Drive,  
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

