



10L Angle Park Road, DUBBO, NSW 2830

BLUE RIBBON ACREAGE WITH SWEEPING DUBBO VIEWS

Set across 29.5 pristine acres in one of Dubbo's most prestigious blue-ribbon acreage enclaves, this exceptional lifestyle property offers space, privacy and sweeping views across the sparkling city lights. A picturesque tree-lined driveway leads to beautifully established lawns and manicured gardens that wrap around a substantial five-bedroom family home plus dedicated study, designed with generous living zones and an effortless connection to its stunning surrounds. Multiple outdoor living spaces enhance the home's lifestyle appeal, including a poolside gazebo, expansive timber deck and large covered pergola overlooking the lush lawns - perfect for entertaining or relaxing while taking in the outlook. An inviting in-ground swimming pool promises endless summer enjoyment, while the impressive eight-bay shed with workshop area and separate storage room provides outstanding space for vehicles, equipment or hobbies, all supported by extensive rainwater storage and a fully equipped bore. Offering the perfect balance of rural serenity and town convenience, lifestyle properties of this calibre in this tightly held location are rarely offered to market.

Features include:

- Five bedrooms plus dedicated home office
- Two bathrooms including ensuite & three-way main bathroom

TYPE: For Sale

INTERNET ID: 300P193205

SALE DETAILS

\$1,850,000-\$1,950,000

CONTACT DETAILS

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

Brentley Goodwin
0427 744 798

- Spacious & separate living zones ### living, dining & separate rumpus
- Zoned ducted reverse cycle heating & cooling
- Large covered tiled alfresco with northerly aspect
- In-ground pool with paved poolside gazebo
- Large merbau timber deck overlooking rural views
- Manicured lawns & established gardens with automatic irrigation
- Water availability - Bore, approx. 70,000L rainwater storage & dam
- 8 Bay shed plus workshop & lock up storage room
- Fire wood shed
- Weekly mail & bin service plus school bus pick up from front gate
- Approx. 11 minutes to Dubbo CBD
- Approx. 29.5 acres

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: Area Views, Openable Windows

- Land Area 29.5 acres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 8
- Single garage
- Ensuite







