



19 Langford Drive, DUBBO, NSW 2830

A STORYBOOK SANCTUARY FOR THE ULTIMATE FAMILY ESCAPE

Tucked away on one of South Dubbo's most picturesque, tree-lined streets in Dubbo, this storybook residence effortlessly blends space, warmth, and timeless appeal. Designed for flexible family living, it offers a versatile four-bedroom layout, serviced by three bathrooms and complemented by multiple generous living zones, while a dedicated home office provides the option of a fifth bedroom or private teenager's retreat. Beyond its charming facade, the established backyard reveals a tranquil oasis, where mature trees and lush gardens frame a paved entertaining area complete with a custom-built open fireplace-perfect for cozy winter evenings-while the in-ground pool creates an inviting escape throughout the warmer months. Finished with a double garage, automatic irrigation, and captivating street presence, this enchanting home delivers refined living in one of South Dubbo's most sought-after settings.

Features include:

- Four bedrooms with built-ins ## Master bedroom with walk-in robe
- Three bathrooms including ensuite
- Formal lounge room & dining, meals & family plus upstairs rumpus room
- Zoned ducted reverse cycle heating & cooling, natural gas points

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: 300P193486

SALE DETAILS

\$985,000 - \$1,045,000

CONTACT DETAILS

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

Brentley Goodwin
0427 744 798

- Open plan kitchen adjoining dining area with built-in bench seating
- Excellent double story street appeal with established lawns & gardens
- Tiled front entry with custom built timber staircase
- Plantation shutters installed throughout
- Paved outdoor entertaining area with shade sail & custom open fireplace
- Leafy & established backyard with trees, gardens & cubby house
- Salt-chlorinated in-ground pool with tiled surround
- Automatic irrigation to front & backyards
- Double lock up garage with access door to rear yard
- Brick veneer home with terracotta tile roof
- 976sqm block approx. in one of South Dubbo's most favourite tree lined streets

* Annual Council Rates \$3,639.64 pa approx.

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 976.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Double garage
- Ensuite





