



28 Mangrove Crescent, DUBBO, NSW 2830

STYLISH, LOW-MAINTENANCE LIVING IN A QUIET CUL-DE-SAC

Tucked away in a quiet cul-de-sac within the ever popular Southlakes Estate, 28 Mangrove Crescent presents an outstanding opportunity for downsizers, first home buyers, or savvy investors seeking a modern, move-in ready home.

Immaculately presented and offering a functional, well-designed layout, the home features two generous living areas and spacious bedrooms, complemented by quality finishes throughout. At the heart of the home is a stunning stone benchtops kitchen, complete with a SMEG freestanding stove, island bench, and ample storage-perfect for everyday living and entertaining alike.

The seamless indoor-outdoor flow leads to a beautifully maintained yard, where you will find a covered alfresco area, fire pit zone, and raised veggie gardens-ideal for relaxed evenings or weekend gatherings. Adding further appeal is a freestanding shed, offering versatility as a second outdoor entertaining space or workshop.

Property Features:

*Three spacious bedrooms with storage and ceiling fans

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: 300P193909

SALE DETAILS

\$780,000-\$810,000

CONTACT DETAILS

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

Gabriella Chan
0488 278 848

- *Master suite with walk-in robe and private ensuite
- *Dedicated study/nursery or optional fourth bedroom
- *Separate lounge with built-in cabinetry
- *Open plan family and meals area with additional cabinetry
- *Stylish main bathroom with bath, shower, and separate toilet
- *Contemporary stone kitchen with island bench and SMEG appliances
- *Neutral tones throughout with soft sheer curtains and timber-look tiles
- *Ducted reverse cycle air conditioning, ceiling fans & natural gas connection
- *Solar panels and rainwater tank for added efficiency
- *Excellent storage throughout the home
- *Covered alfresco area overlooking established lawns and gardens
- *Fire pit area and raised vegetable gardens
- *Double garage with epoxy flooring and internal access
- *Freestanding shed with potential second outdoor entertaining space

Offering comfort, style, and convenience in one of Dubbo's most desirable locations, this is a home that truly ticks all the boxes.

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: Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 674.90 square metres
- Building Area: 192.63 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2









Ground Floor

28 Mangrove Crescent

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





Site Plan / Ground Floor

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