



61 Waterway Crescent, DUBBO, NSW 2830

THE ULTIMATE ENTERTAINER WITH POOL HOUSE

Step into a lifestyle designed for effortless entertaining and relaxed family living in the heart of Southlakes with 61 Waterway Crescent. This beautifully appointed four-bedroom, two-bathroom owner-built home offers expansive living areas complemented by a timeless neutral colour palette throughout. At its core, open-plan living and dining seamlessly connect to a stunning alfresco area with a feature timber-lined ceiling, overlooking a sparkling in-ground pool and landscaped backyard. Enhancing the appeal of this grand home is a versatile pool house complete with its own living area and bathroom - perfect for hosting guests or creating a private retreat, alongside a dedicated backyard gym/ shed. With generous bedrooms and a thoughtful layout that balances comfort and style, this is a true entertainer's dream offering space, flexibility, and year-round enjoyment.

Additional Property Features:

Main House

- Four spacious bedrooms with generous built-in storage
- Two gorgeous bathrooms including luxury ensuite

TYPE: For Sale

INTERNET ID: 300P194823

SALE DETAILS

**\$1,175,000 -
\$1,235,000**

CONTACT DETAILS

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- Oversized master bedroom with custom cabinetry walk-in wardrobe
- Separate & spacious living areas incl. family/dining & media room
- Zoned ducted reverse cycle heating & cooling, natural gas points
- Stunning kitchen with waterfall benchtop, 2 x SMEG ovens & gas cooktop
- Generous butlers pantry with bi-fold servery window
- Plantation shutters & roller blinds installed throughout
- Large laundry with generous storage throughout
- Tiled alfresco area with timber lined ceiling & BBQ gas point

Pool House / Studio

- Overlooking in-ground pool
- Light filled living area with vinyl tiles & split system
- Kitchenette with sink, microwave & fridge provision
- Bathroom with vanity, shower & toilet
- Large walk-in storeroom
- Cladded construction with Colourbond roof
- Wrap-around Modwood decking

Exterior

- Low maintenance lawns & gardens
- Salt-chlorinated in-ground pool with travertine surround
- Approx. 9.75kw solar system
- Double gate side access to backyard
- Coloured cement driveway and paths to exterior
- Brick veneer / cladded construction with Colourbond roof

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, Kitchenette, Openable Windows, Pool

- Land Area 805.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Ensuite









