



6 Gulf Court, DUBBO, NSW 2830

A HOME THAT GROWS WITH YOUR FAMILY

Positioned in a quiet cul-de-sac and within a short 2â##5 minute walk to the new shopping centre, 6 Gulf Court presents a modern, spacious, and thoughtfully designed family home offering both comfort and practicality.

Built in 2022 by GJ Gardner Homes, this quality brick veneer residence with a Colorbond roof sits on approximately 800sqm, with a generous floorplan of around 263sqm under roof.

Layout & Internal Flow

Upon entry, you are welcomed by a wide entrance hallway with stylish vinyl flooring, creating a strong first impression of space and quality.

At the front of the home, the layout has been designed for privacy and flexibility, featuring:

A large enclosed rumpus room, ideal as a media or second living area

The master bedroom is positioned at the front, complete with a walk-in wardrobe and a private ensuite

Moving down the hallway, the home transitions into the accommodation wing:

Multiple bedrooms fitted with built-in wardrobes and carpet

A flexible bedroom (Bedroom 5) that sits just before the main living zone-ideal for guests, office use, or kids

TYPE: Sold

INTERNET ID: 300P195126

CONTACT DETAILS

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The hallway continues and opens into the main open-plan living, dining, and kitchen area, which forms the heart of the home. From here, the layout flows naturally into the rear section, where additional bedrooms and functional spaces are positioned, creating a clear separation between living and sleeping zones.

Living, Kitchen & Features

The open-plan living area is spacious and well-connected, featuring:

Large sliding glass doors open to a patio

Seamless indoor-outdoor flow overlooking the backyard

The kitchen is practical and well-equipped with:

Laminated benchtops

90cm SMEG gas cooktop and oven

Walk-through pantry with direct access from the garage

Additional internal features include:

Multiple linen cupboards, including a large walk-in linen cupboard

Carpet to all bedrooms and rumpus, vinyl to main walkways

TV brackets in three bedrooms and the main living area

Ceiling fans in selected bedrooms

Ducted heating and cooling

Natural gas for cooking and hot water

Outdoor & External Features

Large covered patio for entertaining

Spacious backyard

Garden shed for additional storage

13kW solar system for energy efficiency

Remote double garage

Location

Quiet cul-de-sac setting

Walking distance to the new shopping centre

Ideal for families and investors alike

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, Exhaust

- Land Area 800.00 square metres
- Building Area: 263.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Ensuite