



## 8 Canal Avenue, DUBBO, NSW 2830

### TURN-KEY LIVING IN SOUTHLAKES

Flawless and ready to be lived in, this near-new 2024-built home delivers that perfect mix of modern comfort and effortless family living. From the moment you walk through the door, the layout just works - open, airy spaces bring everyone together, while still offering enough separation to keep the peace when needed. It's the kind of home where busy mornings flow easily, weekends feel relaxed, and entertaining comes naturally. Sleek finishes, a crisp brick exterior, and a double garage for everyday convenience tie it all together, creating a home that feels as good as it looks. Whether you're upsizing, starting fresh or securing something low-maintenance and future-proof, this one ticks the boxes without even trying.

#### Additional Property Details:

- \* 4 bedrooms with built-in wardrobes
- \* Two luxe bathrooms including ensuite
- \* Crisp white kitchen with Smeg appliances and walk-in pantry
- \* Open-plan family / dining room
- \* Separate rumpus room, perfect for families

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:** 300P195195

#### SALE DETAILS

**\$885,000 - \$935,000**

#### CONTACT DETAILS

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

**Brentley Goodwin**  
0427 744 798

- \* Ducted reverse cycle heating & cooling
- \* Covered alfresco area with ceiling fan & gas point for BBQ
- \* 10kw solar system
- \* Low maintenance rear yard with automatic irrigation
- \* Fire pit area with sandstone seating
- \* Built approx. 2024
- \* Annual Council Rates \$3,420.65 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 715.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







Site Plan / Ground Floor



8 Canal Crescent,  
Dubbo

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.

