



## 26 Bayou Avenue, DUBBO, NSW 2830

### YOUR SOUTHLAKES SANCTUARY AWAITS

Designed for effortless family living with a touch of refined elegance, this beautifully appointed four bedroom, two bathroom brick veneer home by Brett Harvey combines quality craftsmanship with modern-day convenience, all set within the ever-popular Southlakes Estate. Offering a thoughtful layout with two spacious living areas, the home caters perfectly to both relaxed day-to-day living and seamless entertaining, extending out to a welcoming outdoor zone featuring a heated in-ground pool and a generous backyard ideal for families. The central kitchen is both practical and stylish, while added features including a double garage, solar system with battery storage and a highly functional floorplan enhance overall comfort and efficiency. Peacefully positioned in a family-friendly setting, this is a home that effortlessly delivers lifestyle, space and long-term appeal.

Features include:

- \* Four bedrooms with built-ins
- \* Two bathrooms including ensuite
- \* Vinyl plank flooring throughout allowing for easy care

**TYPE:** For Sale

**INTERNET ID:** 300P195434

#### SALE DETAILS

**\$845,000 - \$895,000**

#### CONTACT DETAILS

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

**Brentley Goodwin**  
0427 744 798

- \* Separate living areas
- \* Zoned ducted reverse cycle heating & cooling
- \* Galley style kitchen with easy access to laundry
- \* Tiled alfresco area with gas point
- \* Heated in-ground pool with tiled surround
- \* Spacious backyard with scope to add your own touches
- \* Double lock up garage with drive through access door
- \* Automatic security shutters installed throughout
- \* Solar system (24 panels) plus 6.4kw battery
- \* Low maintenance lawns with automatic irrigation
- \* Year built: 2018 - Brett Harvey Constructions
- \* Land size: \$635 sqm block
- \* Annual council rates \$3,154.00 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 635.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







FLOOR PLAN

SITE PLAN