



24 Lachlan Way, DUBBO, NSW 2830

MODERN FAMILY LIVING IN YARRAWONGA ESTATE

A beautifully presented home offering the perfect blend of comfort, space, and easy living. From the moment you step inside, you'll appreciate the light-filled interiors, practical layout, and modern finishes designed for both everyday living and effortless entertaining.

PROPERTY FEATURES:

- *Formal front lounge with plantation shutters
- *Open Plan Family/Dining
- *Four generous bedrooms, including a master with ensuite and walk-in robe; remaining three bedrooms with built-in wardrobes
- *Spacious outdoor entertaining area, complete with a brand-new BBQ
- *Evaporative cooling and gas heating, with gas heater included
- *Ample storage throughout
- *Double lock-up garage with internal access

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: 300P196163

SALE DETAILS

\$795,000-\$845,000

CONTACT DETAILS

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

Gabriella Chan
0488 278 848

*Low-maintenance yard with irrigation system

LOCATION:

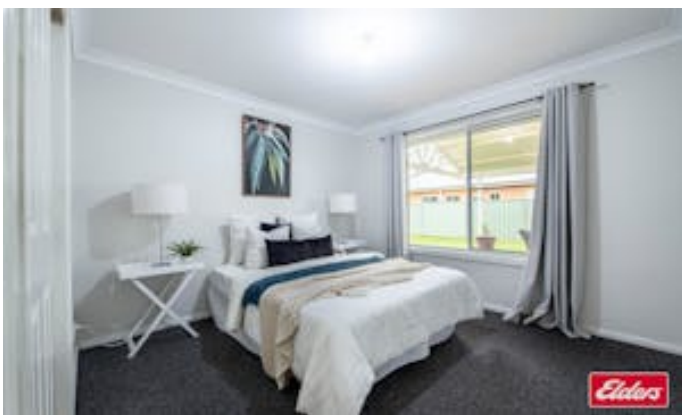
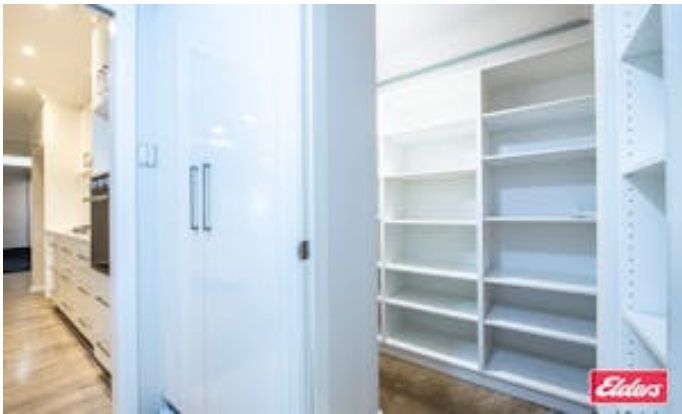
- * Approx. 190m to Bus Stop
- * Approx. 350m to Yarrawonga Park (Wambool Park)
- * Approx. 1.1km to Dubbo Christian School &
- * Approx. 1.2Km to Bunnings & Petbarn & St Johns Primary School
- * Approx. 1.7km to Blueridge Business Park
- * Approx. 2.4km to Orana Mall Shopping Centre

Whether you're a first home buyer, growing family, or savvy investor, this is an opportunity not to be missed.

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.

- Land Area 816.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite











Site Plan / Ground Floor