



## 12 Champagne Drive Dubbo NSW

4 2 2

Set on an elevated block in one of Dubbo's premier positions, this impressively designed & stylishly appointed residence combines contemporary living with the elegance of traditional features. You will love the outstanding alfresco entertaining deck, heated inground pool, media room/rumpus area for children. Enjoy easy access to schools, child care, Delroy Park shopping complex, medical centres, golf course, fitness centre & parklands.

- 4 spacious bedrooms with ceiling fans
- Oversized master with ensuite & walk-in robe
- Fabulous deck overlooking heated pool
- Premium kitchen with island bench
- Shaker-style cabinetry, induction cook top
- Living room takes advantage of the Northerly aspect
- Solar panels, ducted & zoned R/C A/C, under floor heating in bathrooms

**Price** : \$ 570,000  
**Land Size** : 700 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-o-orana/dubbo/residential/house/7374073>



**Jane Donald**  
**02 6882 6822**



NOTE: This drawing is for illustrative purposes, and is indicative only. It is not to scale and all measurements are approximate. Room sizes should be verified independently by potential customer before purchase.

© Bob Berry Real Estate 2017, 56 Talbragar Street Dubbo, NSW 2830 Ph: 6882 6822

