



## 12 Langford Drive Dubbo NSW

4 3 2

Peacefully located in a magnificent, tree lined street in a highly sought after South Dubbo setting, sits this meticulously maintained, two storey family home. With an elevated position adjoining Somerlea Park and conveniently close to the Tracker Riley walking track which heads to the Macquarie River and zoo, the superb home offers three living areas, four bedrooms, new kitchen with Caesarstone benches and third bathroom. Just as immaculate as the inside, the rear yard features a large covered deck overlooking the established gardens and manicured lawns with automatic watering. Stop searching and start packing, you've found your new home!

- Four large bedrooms, built-ins, master with large walk-in & ensuite

[For full version visit the website](https://www.boberry.com.au)

**Type** : House  
**Price** : \$ 545,000  
**Land Size** : 731 sqm  
**View** : <https://www.boberry.com.au/sale/nsw/dubbo-o-orana/dubbo/residential/house/7374184>



**Bob Berry Real Estate**  
**02 6882 6822**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

12 Langford Drive, Dubbo