



## 36 Fountain Circuit Dubbo NSW

3 2 2

Take refuge from the hectic pace of life in this impressive residence in resort-style Lakeview Estate adjoining Southlakes Estate's beautiful parklands, tranquil waterways & walking & cycling tracks. Living is easy in the gated Lakeview community with landscaped irrigated gardens, pool, club house, BBQ area & CCTV throughout.

The only 3-bedroom property available for sale in the complex, this north-facing contemporary styled villa has generously proportioned light-filled rooms, fabulous built-in storage, designer kitchen with ILVE appliances & stylish living & dining zones opening onto a lovely under-roof alfresco entertaining area overlooking lakes & landscaped gardens. Schools, South Dubbo shops & Orana Mall are just moments away, and CBD amenities just a short drive.

**Type** : House

**Price** : \$ 455,000

**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/house/7374291>

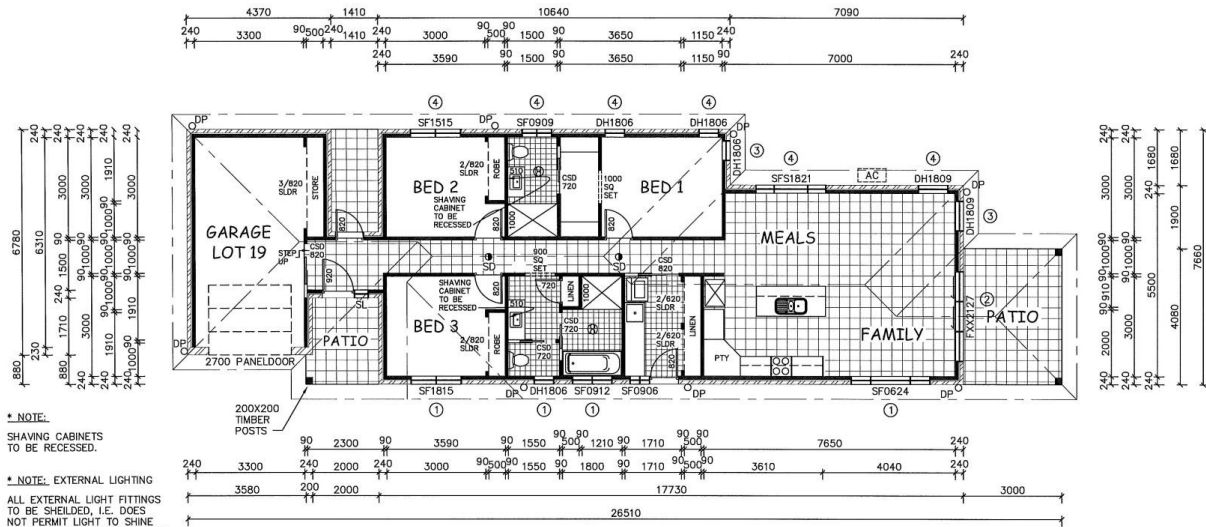


**Graeme Board**  
02 6882 6822

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



LOT 19	
LIVING	128.21
GARAGE	27.10
PATIO	5.35
SIDE PATIO	4.35
REAR PATIO	12.24
TOTAL	177.25 sq.m. (21.04 sq.)



**\* NOTE:**

SHAVING CABINETS  
TO BE RECESSED.

**\* NOTE: EXTERNAL LIGHTING**

ALL EXTERNAL LIGHT FITTINGS  
TO BE SHIELDED, I.E. DOES  
NOT PERMIT LIGHT TO SHINE  
ABOVE THE HORIZONTAL PLANE.

LOT FLOOR TO GARAGE STEPS.  
FFL & GFL REFER GEOLYSSE  
ENGINEERING DRAWINGS.

- NOTES
- STAIR TREADS TO COMPLY WITH BCA 3.9.1.3
  - SKYLIGHTS TO COMPLY WITH BCA 3.7.10 min 900mm FROM ATTACHED DWELLING
  - SD SMOKE DETECTOR TO BE HARDWIRED & INTERCONNECTED AS PER AS 3786
  - EF EXHAUST FAN TO VENTILATED ROOF SPACE OR DUCTED TO ROOF/FACADE
  - AC AIR CONDITIONER CONDENSER UNIT

\* ALL DIMENSIONS ARE TO BE CONFIRMED BY  
THE BUILDER PRIOR TO CONSTRUCTION.  
DO NOT SCALE FROM DRAWINGS.  
BUILDING SET OUT & SITE BOUNDARY DETAILS TO  
BE CONFIRMED BY A REGISTERED SURVEYOR.  
ALL WORK TO BE CARRIED OUT TO RELEVANT  
STANDARDS AND BUILDING CODES.

DATE: 10.04.17	SCALE: 1:100 (A3)	DRAWN: AW / JTB	DRAWING: FLOOR PLAN - LOT 19 LAKEVIEW AT SOUTHLAKES, ALEXANDRIA AVENUE, DUBBO MAAS GROUP PROPERTIES No. 3 PTY LTD
SHEET 11 OF 69	DRAWING No: 15127	ISSUE: C	

**Avalon Drafting**

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