



## 44 Warren Road Narromine NSW

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Don't miss the opportunity to secure this fabulous family retreat on a peaceful 4173m2 lifestyle block opposite the golf course at Narromine.

Close to local schools, shops & services & only half an hour from Dubbo, the property has enormous appeal.

Beautifully designed with high ceilings & spacious rooms, the home has 4 large bedrooms, office or 5th bedroom, 2 ensuites & family bathroom with spa.

Enjoy multiple living, dining & entertaining areas, bar, covered paved alfresco with built-in BBQ & fabulous timber deck overlooking the river.

Garages, carports & sheds offer accommodation for 6 vehicles as well as mezzanine & loft storage. Leafy gardens with manual irrigation, dual river & town water for house & garden, rainwater plumbed to kitchen.

**Land Size** : 4173 sqm

**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/narromine/residential/house/7374379>



**Ross Woodham**  
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-4 bedrooms plus office/5th bedroom



## 44 WARREN ROAD, NARROMINE

PLAN DISCLAIMER: This diagram is for illustrative purposes only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Any dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.

Plans prepared by **Design Tribe Dubbo** on behalf of Bob Berry Real Estate  
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