



## 32L Gidgee Road Dubbo NSW

4 2 5

Nestled away from the highway with a wonderful bushland backdrop, rests this private country farmlet offering a high quality home with a relaxed alfresco attitude. Well presented and irrigated park like gardens and lawns lead to the private dam with jetty - perfect for bbqs, crayfishing, relaxing and unwinding. The perfect sanctuary to escape the hustle and bustle of city life less than 15 minutes from the city of Dubbo, this property is a must to consider.

- Four spacious bedrooms overall with built-ins, ceiling fans
- Master with French doors to the verandah, w/in robe and ensuite
- Separate large living room; large office or optional formal dining room
- Spacious open plan, north facing living and dining with

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

**Type** : Acreage/Semi-Rural  
**Price** : \$ 760,000  
**Land Size** : 13.98 ha  
**View** : <https://www.boberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/acreagesemirural/7374435>



**Graeme Board**  
02 6882 6822

# Floor Plan

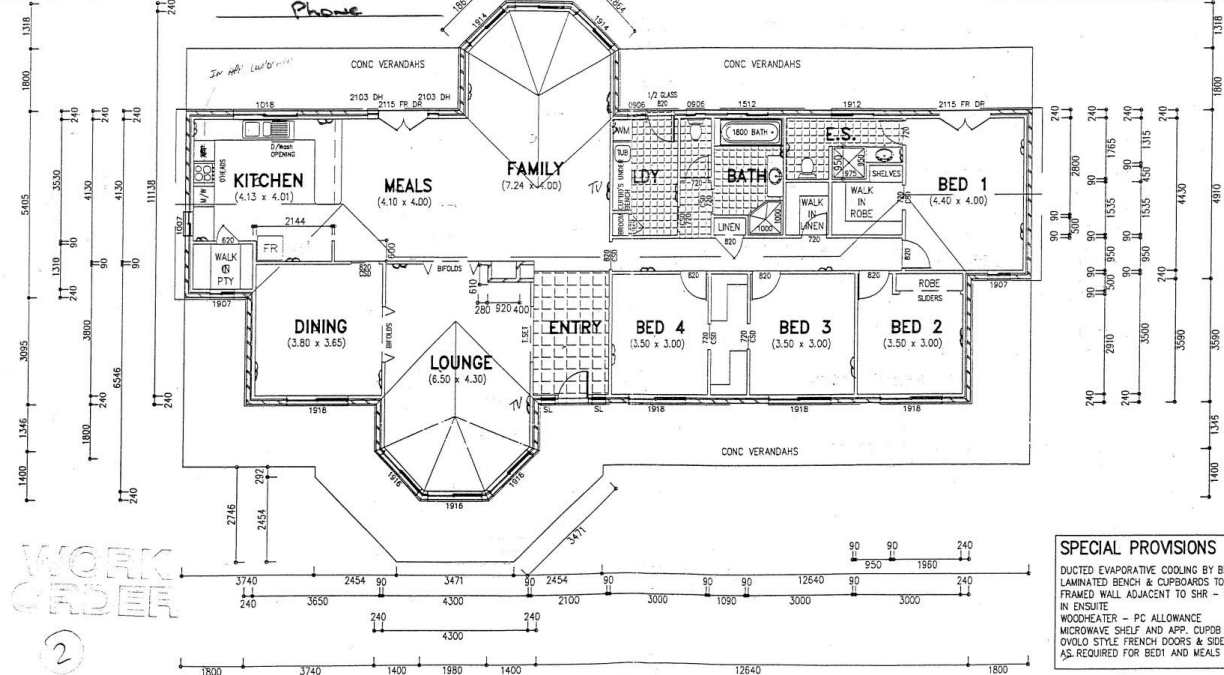
SCALE 1:100

FLOOR AREAS	SD V	IMP SO
LIVING VERANDAH	221.887	23.88
VERANDAH	98.880	10.64
TOTAL	320.777	34.52

1 Light per room - 2 External Lights  
 3 Single P/P - Dishwasher - Fridge - Rangehood  
 22 Double P/P.  
 1 T.V. Point  
 Phone

H2 RADIATA FRAMES AND TRUSSES

- SINGLE POWER POINT
- DOUBLE POWER POINT
- LIGHT FITTING
- EXT FLOODLIGHT
- EXHAUST FAN
- TV AERIAL POINT
- PHONE POINT
- GAS OUTLET



WORK ORDER  
 2

**SPECIAL PROVISIONS**  
 DUCTED EVAPORATIVE COOLING BY BLOCK AIR  
 LAMINATED BENCH & CUPBOARDS TO LDY  
 FRAMED WALL ADJACENT TO SHR - WC  
 IN ENSUITE  
 WOODHEATER - PC ALLOWANCE  
 MICROWAVE SHELF AND APP. CUPDB  
 DIVOLO STYLE FRENCH DOORS & SIDELITES  
 AS REQUIRED FOR BED1 AND MEALS

<b>AV Jennings</b> CENTRAL WEST REGION Builders Licence No. 31628 P.O. Box 952, DUBBO, NSW 2830	<b>CARLING CONSTRUCTIONS Pty Ltd.</b> Ph. 82 3733	THIS PLAN AND VARIATIONS REMAIN THE SOLE PROPERTY OF AV JENNINGS CENTRAL WEST AND ARE SUBJECT TO COPYRIGHT LAWS	PROPOSED RESIDENCE FOR MR & MRS L & P CROSS LOT 12 CNR GIDGEE & MILJEE RDS, DUBBO	DRAWN AJH DATE 4-9-97 CHECKED -	JOB No. A3 7602 SHEET 1 Amtd. 3
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