



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.bobberry.com.au)

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



Graeme Board
02 6882 6822

Floor Plan

SCALE 1:100

FLOOR AREAS	SD V	IMP SD
LIVING VERANDAH	221.867	23.88
VERANDAH	98.880	10.64
TOTAL	320.777	34.52

1 Night Bed Room - 2 External Lights

3 Single Pl - Dishwasher - Fridge Range

22 Double Pl.

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. CUPBD
OVALO STYLE FRENCH DOORS & SILLIES
AS REQUIRED FOR BED1 AND MEALS

AVJennings

CENTRAL WEST REGION
Builders Licence No. 31628
P.O. Box 952, DUBBO, NSW 2830

**CARLING
CONSTRUCTIONS Pty Ltd.**
Ph. 82 3733

THIS PLAN AND VARIATIONS
REMAIN THE SOLE PROPERTY OF
AVJENNINGS CENTRAL WEST
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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**