



23 Namoi Crescent Dubbo NSW

4 2 2

** This property is available for private one on one inspections with finance pre-approved purchasers in accordance with the current government guidelines. To determine if this property suits you, purchasers are respectfully requested to initially inspect via the virtual tour on this website before booking a private inspection. **

This generous family home is located in a sought after Yarrowonga Estate with easy access to Bunnings, Devils Hollow Brewery, KFC, McDonalds and Petbarn and several schools within walking distance.

The home offers a connected open plan lounge dining kitchen and family room area which extends to the enclosed patio. There is plenty of room to come together and also have privacy for each family member.

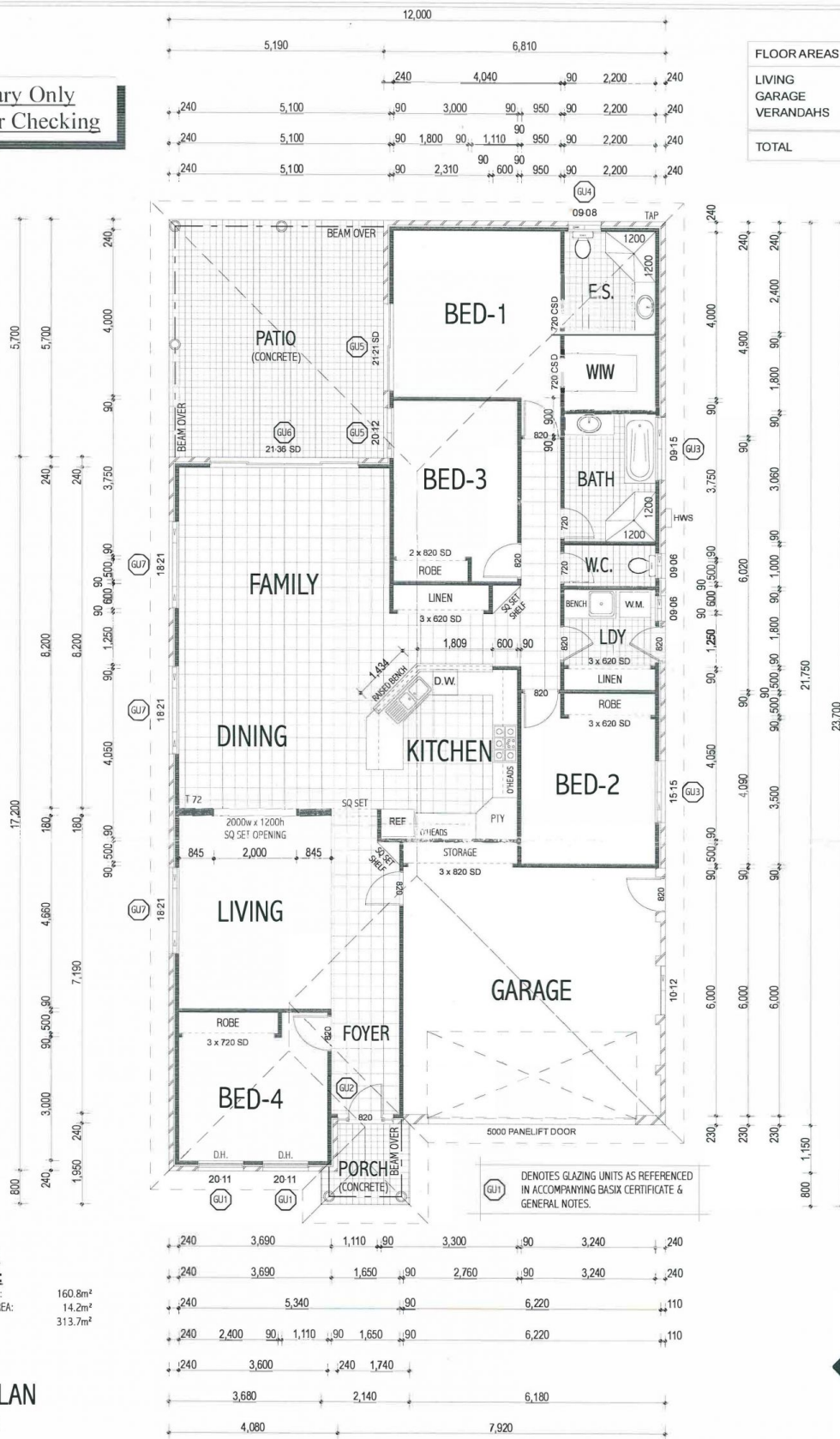
Price : \$ 585,000
Land Size : 759 sqm
View : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/house/7374610>



Graeme Board
02 6882 6822

Preliminary Only
Issued for Checking

FLOOR AREAS	SQ M	IMP SQ
LIVING	195.04	20.99
GARAGE	41.06	4.42
VERANDAHS	33.29	3.58
TOTAL	269.39	29.00



BASIX DEFINITION
AREA SCHEDULES:
CONDITIONED FLOOR AREA: 160.8m²
UNCONDITIONED FLOOR AREA: 14.2m²
ROOF AREA: 313.7m²

FLOOR PLAN
SCALE 1:100



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Notes

All dimensions are to be confirmed by the builder prior to commencement of construction.
Do not scale from drawings.
Building setout & site boundary details are to be confirmed by a registered surveyor.

Sheet No

Amendments

1 of 7

Date

Details



**Pinedale
Drafting
& Design**

P.O. BOX 4182, DUBBO
Phone: (02) 6882 4727
Fax: (02) 6885 4908

Date

31-3-2006

Ref

06/022

Rev

Client

BRETT HARVEY DESIGNS

Project

PROPOSED RESIDENCE AT
LOT 191 NAMOI CRESCENT
DUBBO, N.S.W.

Drawn

WLK/CIK