

22 Lachlan Way, Dubbo, NSW 2830

Sold - \$689,000

House 4 2 2



## Sought After Yarrawonga Estate

Embrace relaxed family living in this well-kept four-bedroom home, ideally positioned in sought-after Yarrawonga Estate-just moments from parkland, cafes, a brewery, childcare and private schools.

**Open for Inspection**

By Appointment.

The expansive, north-facing entertaining area with built-in BBQ is perfect for gathering with loved ones, while the secure backyard offers room to play, trailer parking, veggie gardens and scope for a pool (STCA). Side yard access provides a practical space for a boat or caravan.

With fresh updates and thoughtful features throughout, this home presents an affordable and inviting opportunity for families seeking space, lifestyle, and convenience in a popular, established neighbourhood.

Come and experience the appeal and comfort for yourself - you'll feel right at home.

- Four bedrooms in total; built-ins in three, main with walk-in robe and ensuite
- Separate living room, plus dining area off the casual family zone
- Well-appointed kitchen with pantry, dishwasher, electric oven & new gas cooktop
- Ducted evaporative air conditioning, split system reverse cycle, natural gas points
- Fresh internal paint and new carpet in 2024; external paint completed in 2023
- Double automatic garage with epoxy flooring and CCTV security system
- Oversized, north-facing entertaining area with pitched roof and built-in BBQ
- Rear yard access-ideal for a boat or caravan, with possible scope for pool (STCA)
- Veggie garden, trailer parking, two garden sheds and 2,000L rainwater tank
- Located in the ever-popular Yarrawonga Estate-close to private schools, childcare, cafes, brewery, restaurant, sporting facilities, Bunnings, BlueRidge Business Park, and within easy reach of Orana Mall, Elizabeth Park, medical centre and Macquarie Inn

Built: 2003

Block size: 820 sq m approx

Zoning: R2 Low Density Residential

Council rates: \$3,181.03 pa approx plus user pays water

### Listed By

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