



## 34 Champagne Drive Dubbo NSW

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Located in an elevated position overlooking the city on 928 sq m, this well-presented residence, is perfect for the buyer wanting a family home with a sought after side access to a detached double shed and lean-to.

With a timeless design and classic features in neutral tones throughout, the style will appeal to those looking for a home ready to move into all within a short walk to MAGS, Delroy Park shopping centre, parks and day care centre.

Highlights of the homes include a north facing patio perfect for entertaining, separate living areas ideal for families and a large enough back yard for a swing set and trampoline or pool (STCA).

- 4 spacious bedrooms with built-ins and ceiling fans
- Main bedroom suite with walk-in robe and ensuite

**Price** : \$ 725,000  
**Building Size** : 270 sqm  
**Land Size** : 928 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/house/7775923>



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