

## 84 Champagne Drive Dubbo NSW

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Prepare to be captivated by this meticulously crafted brick abode, strategically nestled in close proximity to schools, childcare facilities, lush parklands, healthcare amenities, fitness centres, a golf course, bowling club, and the bustling Delroy Park shopping precinct.

This enchanting residence boasts an inviting layout, showcasing generously proportioned rooms flooded with abundant natural light.

The heart of the home unveils a quality gourmet sanctuary featuring a breakfast bar ideal for culinary enthusiasts. The expansive open-plan kitchen, dining, and family area seamlessly flow to an outdoor entertaining oasis, boasting irrigated gardens, perfect for hosting gatherings or simply unwinding in nature's tranquillity.

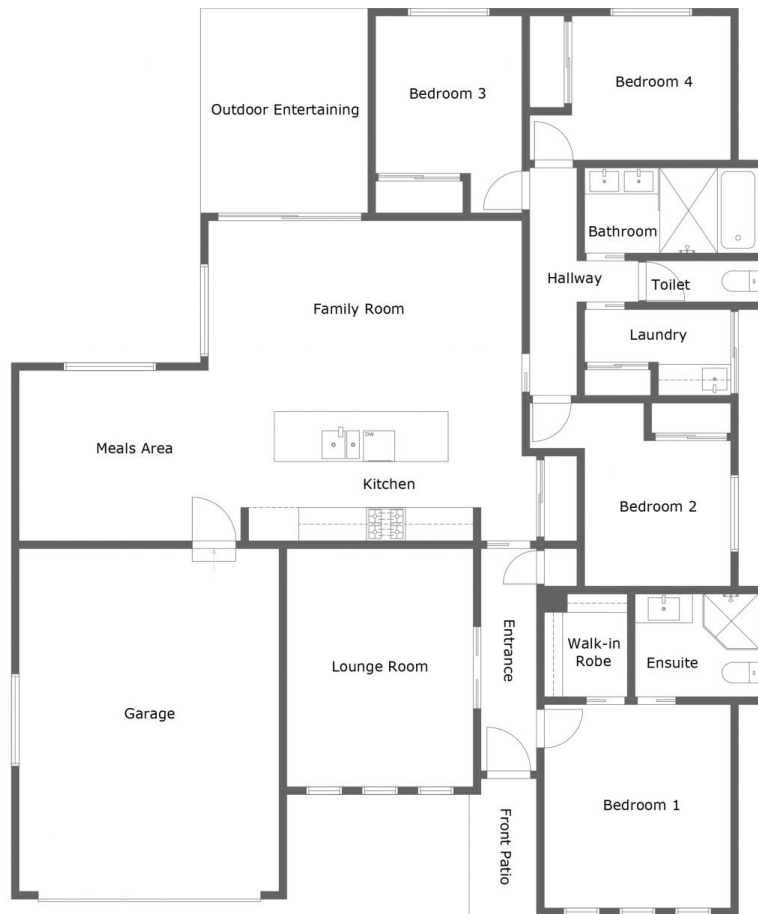
**Price** : NEW PRICE \$700,000  
**Land Size** : 577 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/house/7956038>



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**BOB BERRY** 84 Champagne Drive

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position

