



**40 Azure Avenue Dubbo NSW**

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Presenting in near new condition, upon walking into this residence you will be immediately sold by the sun filled living area which opens to an outdoor entertaining area, ready to enjoy drinks in the afternoon overlooking the low maintenance north facing yard with artificial turf.

High end finishes and an abundance of light create a private sanctuary with an ideal layout for the busy professional wanting to work from home or a young family.

Standout features include a handy study nook and a 3rd toilet/powder room - ideal for guests.

The home was built in 2020 however has never been lived in, only used as a display home. The property is sold with

[For full version visit the website](https://www.bobberry.com.au)

**Type** : House  
**Price** : \$ 625,000  
**Building Size** : 116 sqm  
**Land Size** : 351 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/house/8261275>



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**BOB BERRY** 40 Azure Avenue

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

