

**13 Fountain Circuit, Dubbo, NSW, 2830**



**House For Sale**

Monday, 14 October 2024

13 Fountain Circuit, Dubbo, NSW, 2830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Karen Chant  
0448191167

## Lakeview Estate Lifestyle: Secure & Serene

Nestled in the heart of Lakeview Estate, Southlakes, this exquisite property at 13 Fountain Circuit offers a unique blend of security, privacy and tranquility. Boasting a desirable north-facing rear aspect, you can enjoy serene views from your outdoor entertaining area across the estate's beautifully landscaped gardens, pool and picnic areas. This idyllic setting creates a perfect backdrop for both relaxation and entertainment for all.

In the secure community, peace of mind is paramount, with coded automatic gate entry and CCTV surveillance. The freestanding nature of the home offers an extra layer of privacy and exclusivity, setting it apart from others in the estate. The inclusion of a community pool and magnificent clubhouse with kitchen and bathroom facilities adds a further touch of resort-style living to this already desirable location.

This property represents an enticing opportunity to enjoy a prestigious lifestyle in one of Dubbo's sought-after estates. Here is an ideal choice for discerning buyers. Contact Karen Chant on 0448 191167 for further details.

(NOTE: A virtual tour is available upon request.)

### FEATURES:

- Freestanding home securely positioned
- Desirable north facing rear aspect
- Overlooking landscaped gardens & pool
- 3 generous bedrooms, built-ins, fans
- Master with large walk-in robe & ensuite
- Light-filled modern open plan design
- Living opening thru stacker doors to rear
- Stylish kitchen with ILVE appliances
- Caesarstone benches, natural gas cooktop
- Large walk-in pantry, breakfast bar
- Main bathroom & laundry with Caesarstone
- Zoned & ducted reverse cycle air con
- Neutral colour scheme, fabulous storage
- Covered patio, low maintenance synthetic turf
- Single auto garage with internal access
- Easy-care landscaping with watering system
- Gated & secure estate with CCTV security
- Stunning communal pool, club house & picnic areas
- Enjoy Southlakes walkways, lake and parklands
- Close to Orana Mall, South Dubbo shops & Blueridge
- CBD amenities are only a short drive away

### FAST FACTS:

Built: 2018 approx  
Under roof size: 190.91 sq m (or 20.55 squares) approx  
Block size: 314.2 sq m approx  
Zoning: R1 General Residential  
Council rates: \$3,171.69 pa plus user pays water  
Strata levies: \$1,877.48 pa approx.  
Selling agent: Karen Chant - 0448 191167  
Address: 13 Fountain Circuit Dubbo

NOTE: The property is currently leased. The current tenant has been in occupation since August 2022. Vacant

possession of the property is available if required by the purchaser.

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