

**42 Thorby Avenue, Dubbo, NSW, 2830**



**House For Sale**

Monday, 4 November 2024

42 Thorby Avenue, Dubbo, NSW, 2830

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Karen Chant

0448191167

## **A Sophisticated South Dubbo Sanctuary in Barracks Estate**

Experience the epitome of refined living in the prestigious Barracks Estate, where elegance meets comfort. This captivating home welcomes you with an aura of sophistication and a seamless blend of space and style.

Immaculately designed for those who appreciate quality and luxury, it offers living areas with soaring ceilings and a selection of entertaining areas, perfect for creating cherished memories with family and friends.

The stunning master suite provides a private sanctuary, while the beautifully crafted interiors flow effortlessly to serene outdoor spaces. The low maintenance yard means you have time to do what you enjoy most - take a short stroll to nearby shops, cafes, schools, and the beautiful Macquarie River.

Surrounded by prestigious residences in an enviable location, this property is more than just a home-it's a lifestyle. Embrace the opportunity to make this exquisite residence your own, where every moment feels effortlessly elevated.

### **FEATURES:**

- 4 bedrooms, including 3 spacious queen sized rooms with built-ins
- King sized master with walk-in robe, ensuite & parents retreat area
- Living room with pitched roof connecting to paved outdoor living area
- Second living with pitched roof opening to outdoor patio area
- Generous tiled dining area with French doors leading to rear entertaining
- Oversized granite kitchen with dishwasher, gas cooktop & electric window shutter
- Timber plantation shutters, stunning ceiling, abundant storage throughout
- Impressive entry with double timber door and a beautiful leadlight feature
- Large, pitched roof rear outdoor entertaining; low maintenance yard
- 2 x ducted RC AC units (note: front unit not in working order); gas points
- Triple auto garage with storage space, single drive through access at rear
- Positioned amongst other prestigious homes in a coveted blue-ribbon location
- Walk to South Dubbo shops, cafes, schools, daycare, Tavern and Macquarie Club
- Also enjoy nearby Macquarie River walking & cycling paths, as well as Wahrenonga Park

### **FAST FACTS:**

Built: 2003 approx

Block size: 757 sq m approx

Zoning: R2 Low Density Residential

Council rates: \$3,332.70 pa approx. plus user pays water

Selling agent: Karen Chant - 0448 191167

Click on the virtual tour link for a 3D 360 degree virtual inspection or contact the selling agent, Karen Chant on 0448 191167, for further details including inspection times.

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