



LOT 3710, 66 COVE CIRCUIT, DUBBO, NSW 2830

## \$840,000

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  2
  2
  228.5 m<sup>2</sup>
 601.3 m<sup>2</sup>

### CLEVER DESIGN, BALANCES SPACE & FLOW

The Helix 24 with Ascot facade is a well-designed single-storey home that delivers comfort, function and flow. Providing extra privacy with its positioning at the front of the home, the master bedroom features a walk-in robe and ensuite, while a separate lounge adds flexibility. At the rear, an open-plan kitchen, dining and family area connects to the alfresco, creating a welcoming hub.

### INCLUSIONS

- Ducted Air Conditioning
- 20mm Stone Benchtops to Kitchen & Bathrooms
- 450mm x 450mm Tiled Porch & Alfresco
- Aluminium Entry Door
- Vinyl Plank Flooring
- 2040mm height Internal & External Doors
- Basic Landscaping including Concrete Driveway, Letter box, Clothesline & Fencing

### LOCATION & LIFESTYLE

Southlakes Estate is a peaceful community conveniently located within a stones throw of local services and amenities including local shopping precincts, schools, hospitals and the well connected Dubbo Regional Airport.

### READY BUILT BY RAWSON HOMES

- Move-in ready
- Turnkey home with landscaping & driveway
- Secure with a 5% deposit
- Fixed prices
- Single contract



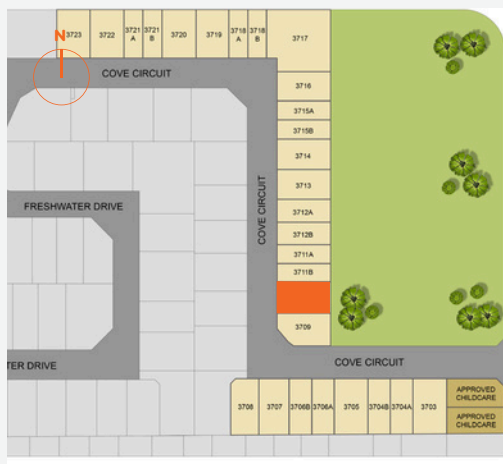
**GARY NORTON**

0418 277 635

GaryNorton@mcgrath.com.au



This site plan is for illustrative purposes only - not to scale.



LOT LOCATION

Living Area	180.4 m <sup>2</sup>	Porch	2.5 m <sup>2</sup>
Garage	32.9 m <sup>2</sup>	<b>Total</b>	<b>228.5 m<sup>2</sup></b>
Alfresco	12.6 m <sup>2</sup>	<b>Lot Size</b>	<b>601.3 m<sup>2</sup></b>

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