



LOT 4344, 10 CANAL AVENUE, DUBBO, NSW 2830

\$847,000

4

2

2

209.6 m²

735.7 m²

THE SIENNA 22 – LIGHT FILLED LIVING

The Sienna 22 with Vogue facade is a cleverly designed single-storey home that delivers on space, privacy and practicality. The front of the home features a generous master suite with walk-in robe and ensuite, creating a peaceful parents' retreat. Three additional bedrooms are zoned around a dedicated kids' lounge, giving younger family members their own space to relax and unwind.

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	180.1 m ²	Porch	12.2 m ²
Garage	32.9 m ²		
Alfresco	12.6 m ²		
Total	238.0 m²		
Lot Size			601.3 m²

Photographs, artist impressions and other pictures in this flyer are for illustrative purposes only and may show fixtures, fittings or finishes which are not supplied by Rawson Homes, or which are only available in some Rawson Homes designs or when selected as inclusions above the standard inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom, light fittings, electrical fittings and decorative items, which are shown as examples only. Please refer to your Tender for specific details of the inclusions and exclusions. Please speak to a Rawson Homes Consultant to discuss detailed home pricing for different designs and inclusions.