










First  
home owner  
Government  
Grant compliant  
**\$10,000**

Artist Impression

## Location, location, location!

**Lot 620**  
*Magnolia Boulevard, Magnolia Estate*

-  Open plan living; kitchen, family, meals & patio
-  Contemporary main bedroom with walk in wardrobe & ensuite
-  Built in wardrobes in bedrooms 2 & 3
-  Designer kitchen with SMEG appliances & walk in pantry
-  Double garage
-  Undercover patio area with gas point for entertaining
-  Zoned ducted reverse cycle air conditioning

Home, Land and Landscaping

# \$610,000

Land Price \$245,000

**3**  **2**  **2** 



Artistic Concept, Not to Scale

LAND		FRONTAGE	
sq.m	638.97	m	20.14
HOUSE			
sq.m	206.41		
sq.	22.22		

**James Hughes**  
0418 122 429  
JamesHughes@maasgroup.com.au

**Bill Kelly**  
0429 159 116  
BillKelly@maasgroup.com.au

**MAAS**  
PROPERTIES

02 6881 9364 | sales@maasgroup.com.au | 38 Azure Avenue, Southlakes Dubbo | [www.maasgroupproperties.com.au](http://www.maasgroupproperties.com.au)