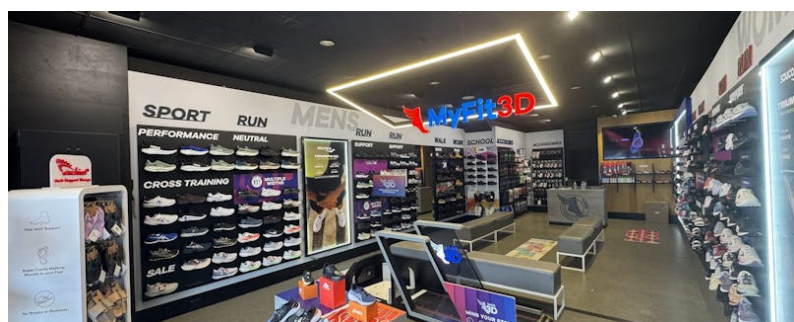




174-176 Macquarie Street, DUBBO, NSW 2830

Prime Dubbo CBD Investment Opportunity

Offered to the market for the first time in over 20 years, 174-176 Macquarie Street combines secure income, quality improvements and future upside, appealing to investors seeking a dependable asset in Dubbo's strongest retail and commercial strip.

The property includes two ground-floor retail tenancies with excellent exposure and consistent trade, plus a spacious and well-maintained upstairs three bedroom residential apartment with separate access. At the rear, a secure garage, on-site car parking and storage area with convenient lane entry add valuable functionality, a rare feature in the Macquarie Street precinct.

Set on an 809.4 m²* site within Dubbo's main retail spine, the property enjoys strong foot traffic, established neighbouring businesses and close proximity to major retailers including Myer, Coles, Woolworths, Chemist Warehouse, NAB and more.

Whether held as a passive investment or viewed for future redevelopment, this is an opportunity in one of regional NSW's most tightly held markets. Contact Exclusive agent Elders Commercial Dubbo for a copy of the Information Memorandum.

TYPE: Auction

INTERNET ID: 300P187665

AUCTION DETAILS

11:00am, Thursday
November 13th, 2025

CONTACT DETAILS

Joseph Walkom
0419 101 854

Building Area: 553 m2*

Land Area: 809.40 m2*

Zoning: E2 Commercial Centre

Auction: 11:00 am, Thursday, 13 November 2025, at Western Plains Culture Centre, 76 Wingewarra Street, Dubbo

* Approximately

- Land Area 809.40 square metres
- Commercial Type:
- Building Area: 553.00 square metres



