



## 10 Spence Street, DUBBO, NSW 2830

### SMART INVESTMENT WITH ADDED TEENAGERS RETREAT

Tucked away in a quiet street in West Dubbo, this cottage style three-bedroom, one-bathroom presents an exciting opportunity for both investors and first home buyers looking to enter the Dubbo property market. Inside, polished timber floorboards and an updated kitchen create a fresh and welcoming feel, adjoining a light-filled open plan living space designed for easy everyday living. The home offers appealing investment potential with an estimated rental return of approximately \$470â##\$490 per week. Adding further versatility to the property is a separate teenagers' retreat located in the backyard, currently leased through a private agreement at \$250 per week (Please note the retreat is not council approved and will be sold as is). With its combination of cottage charm, practical layout and rental appeal, this property represents a fantastic opportunity to invest, add to your portfolio or secure a foothold in the ever-growing Dubbo market.

Features include:

Main House

\* Three spacious bedrooms with built-ins

**TYPE:** For Sale

**INTERNET ID:** 300P192676

**SALE DETAILS**

**\$595,000 - \$645,000**

**CONTACT DETAILS**

**Elders Real Estate**  
36 Wingewarra Street  
Dubbo, NSW  
02 6881 7800

**Brentley Goodwin**  
0427 744 798

- \* One bathroom
- \* Open plan living area
- \* Updated kitchen with timber bench tops, dishwasher & electric appliances
- \* Ducted evaporative cooling
- \* Currently leased at \$370pw - Market Rent \$470 - \$490pw (approx. and subject to market conditions at the time of lease).

Teenagers Retreat (Not Council approved)

- \* Reverse cycle split system
- \* Kitchenette & bathroom facilities
- \* Currently leased at \$220pw (private lease agreement - not Council approved)

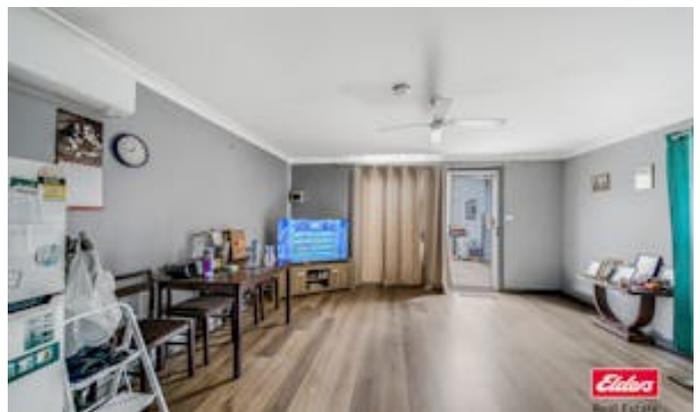
External

- \* Covered outdoor entertaining area with cement slab
- \* Fully fenced & spacious backyard
- \* Cement driveway providing off street parking
- \* Garden sheds x 2
- \* Approx. 1,011sqm block

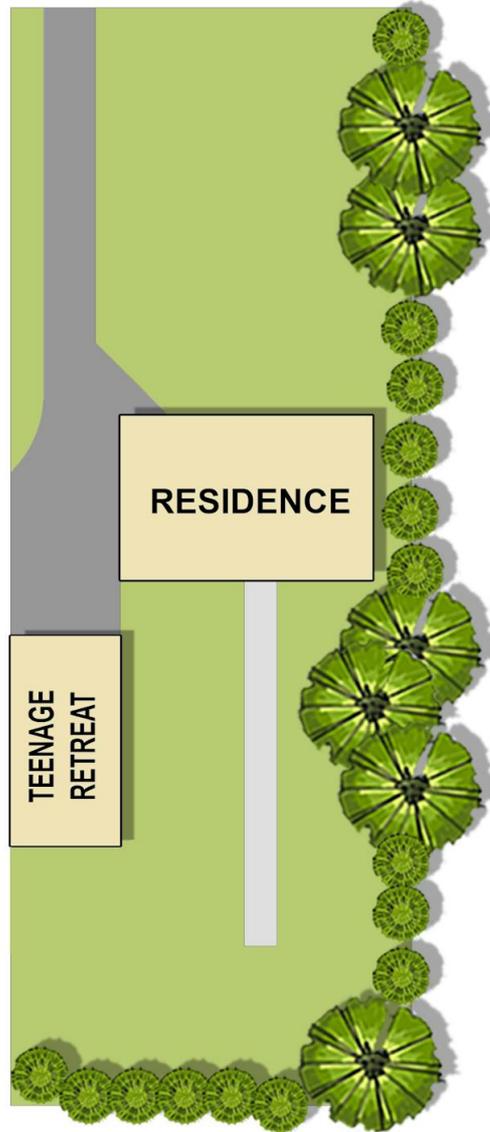
Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.

Other features: Close to Schools, Close to Shops, Close to Transport, Kitchenette, Openable Windows

- Land Area 1,011.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Floorboards







This site plan including measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing the site plan.

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