

## 1-6/130 Palmer Street, DUBBO, NSW 2830

### SET & FORGET INVESTMENT - FULLY TENANTED BLOCK OF UNITS

Positioned in the popular South Dubbo, 130 Palmer Street presents an outstanding opportunity for investors seeking a solid income-producing asset. This well-located block of six units offers a mix of one-bedroom and two-bedroom units, providing strong tenant appeal and consistent rental demand.

Currently fully tenanted, the property generates an impressive annual gross rental income of \$80,080 per annum approx., making it an attractive addition to any investment portfolio.

Conveniently situated close to local shops, schools, parks and Dubbo's CBD, the property enjoys a location that tenants appreciate for both lifestyle and accessibility.

#### Key Features:

- Block of 6 units
- Mix of 1-bedroom and 2-bedroom units
- Fully tenanted

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P192858

#### SALE DETAILS

**\$1,300,000-\$1,400,000**

#### CONTACT DETAILS

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

**Gabriella Chan**  
0488 278 848

- Split system AC
- Annual gross rental income: \$80,080 approx.
- No strata, one titled
- Close to shops, schools, parklands and local amenities
- Excellent opportunity for investors seeking immediate returns

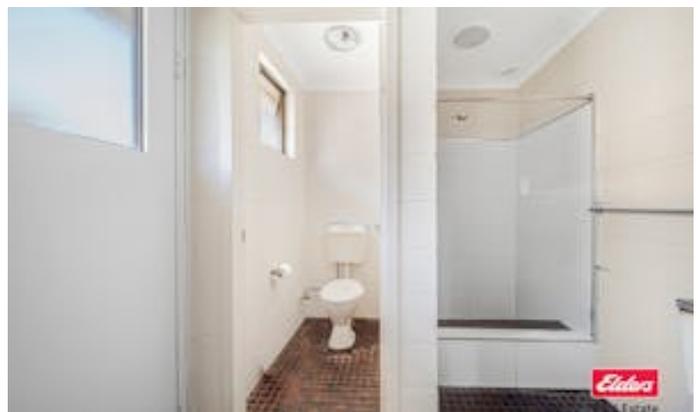
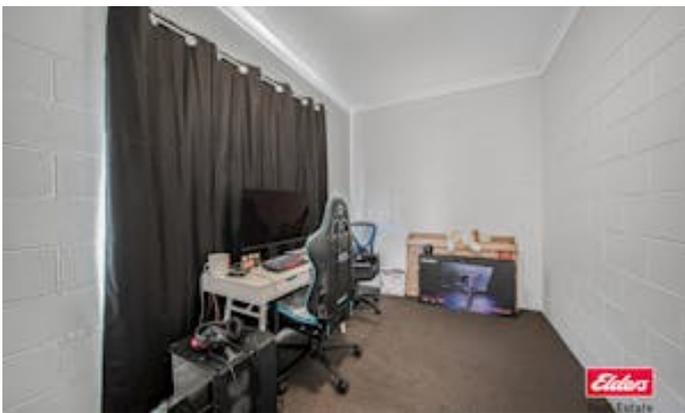
Whether you are looking to expand your portfolio or secure a multi-income property in a strong Dubbo market, 130 Palmer Street, South Dubbo is an opportunity not to be missed.

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: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 910.00 square metres
- Bedrooms: 9
- Bathrooms: 6
- Car Parks: 6









1-6/130 Palmer Street

Floor plan is provided as indicative layout only. Measurements are not available. Floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position.

