



## 48 Meek Street, DUBBO, NSW 2830

### POTENTIAL DUAL INCOME OPPORTUNITY IN SOUTH DUBBO

Positioned in a peaceful, tightly held cul-de-sac in ever-popular South Dubbo, 48 Meek Street presents an exceptional opportunity for both homeowners and savvy investors. The main residence offers three well-sized bedrooms, a comfortable light-filled living area and a practical kitchen with ample storage, flowing effortlessly into the meals space and out to a paved entertaining area complete with built-in BBQ - perfect for relaxed afternoons and easy entertaining. Set on a generous 694sqm block, the backyard features established trees, lawn space and two garden sheds, providing room to move and added functionality.

What truly elevates this property is the self-contained granny flat, currently tenanted at \$250 per week, delivering immediate income from settlement. With its own living/bedroom space, kitchenette and bathroom, it offers a seamless dual-occupancy setup that's always in demand. Whether you're looking to live in and lease out, expand your portfolio, or secure a flexible family home with income on the side, this is a smart move in one of South Dubbo's most reliable locations.

#### Additional Property Features:

- \* Large open concept family & dining room

**TYPE:** For Sale

**INTERNET ID:** 300P192888

#### SALE DETAILS

**\$635,000 - \$675,000**

#### CONTACT DETAILS

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

**Brentley Goodwin**  
0427 744 798

- \* Kitchen with plenty of storage and adjoining meals area
- \* Three generous bedrooms with built-in wardrobes
- \* Main bathroom with separate shower and bath + separate toilet
- \* Ducted evaporative cooling and ducted gas heating (natural gas)
- \* Single carport with cement driveway
- \* Paved outdoor entertaining area with built-in BBQ

Studio:

- \* Living room/bedroom area with split system air conditioner
- \* Kitchenette with freestanding oven
- \* Functional bathroom
- \* Currently tenanted at \$250 per week

Additional Details:

- \* Year Built - 1970s approx.
- \* Annual Council Rates - \$3,208.58 pa. approx.
- \* Land Size - 694 sqm block approx.
- \* Construction - brick veneer with tiled roof

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, Openable Windows

- Land Area 694.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1







FLOOR PLAN

SITE PLAN