



5 Wattle Street, DUBBO, NSW 2830

AN AFFORDABLE OPPORTUNITY TO ENTER THE MARKET

Positioned in West Dubbo and rich with transformation potential, this compact property offers one of the area's most affordable and exciting entry points into the market. Formerly part of a bustling neighbourhood shopping precinct, the space now presents a rare blank canvas ready to be reimagined. With key infrastructure already started, it's an ideal opportunity for investors, renovators, or visionaries looking to capitalise on strong rental demand and the ongoing shortage of affordable housing. Whether revived as a local retail space or converted into a trendy studio apartment (STCA), the possibilities here are both flexible and financially compelling.

Key Features:

- * One bedroom configuration potential
- * One bathroom
- * Approx. 82 m² land size
- * Previously utilised as a neighbourhood shopfront
- * New electrical work already completed

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: 300P195196

SALE DETAILS

\$75,000

CONTACT DETAILS

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

Brentley Goodwin
0427 744 798

- * Plumbing provisions in place, saving time and cost
- * Ideal conversion opportunity to a studio apartment (STCA)
- * Scope to re-establish retail use or create a residential income stream
- * Affordable entry into a high demand market

A rare chance to create value through vision, in a location where affordability and opportunity seldom align.

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.

- Land Area 82.00 square metres
- Commercial Type:
- Building Area: 82.00 square metres



