



93 Bultje Street, DUBBO, NSW 2830

ENDLESS POSSIBILITIES – CENTRAL CHARM WITH MIXED USE ZONING

Conveniently positioned just moments from Dubbo's CBD, this charming duplex-style property presents a rare opportunity to secure a foothold in a rapidly appreciating central location. Ideal for first-home buyers or astute investors, the home combines low-maintenance living with excellent accessibility to shops, dining, and essential amenities. With demand continuing to grow and opportunities like this becoming increasingly scarce, this property is perfectly placed to attract strong interest both now and into the future.

Key Features:

- * Currently leased at \$470 per week
- * Three bedrooms + renovated central bathroom
- * Ducted evaporative cooling + gas point + gas hot water
- * Duplex-style residence with strong investment appeal
- * Practical, low-maintenance layout
- * Timber workshop with cement flooring

TYPE: For Sale

INTERNET ID: 300P195365

SALE DETAILS

\$585,000 - \$625,000

CONTACT DETAILS

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

Brentley Goodwin
0427 744 798

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.

- * Ideal first home or addition to an investment portfolio
- * Prime Central Dubbo location just a short walk to the CBD
- * Positioned in an area experiencing consistent growth and demand
- * Zoned MU1 Mixed use
- * Construction: rendered double brick with iron roof
- * Approx. 458 m² land size
- * Annual Council Rates \$3,140.17 pa approx.

A smart and strategic purchase offering location, value, and long-term potential in the heart of Dubbo.

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

- Land Area 458.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1





