

120 Fitzroy Street, Dubbo, NSW 2830



Sold House

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Bedrooms: 3

Bathrooms: 1

Area: 2021 m2

Type: House



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Standing proud in a high-profile location, surrounded by well-established businesses, on a 2,024 m² general industrial block in Fitzroy Street, North Dubbo, is where you will find this multi-income earner. You will first be greeted by a historical 3-bedroom sandstone cottage filled with loads of character and charm of its era. Then behind the cottage you will discover a self-contained studio and at the back of the block, is a 5-bay shed with 3 phase power and separate toilet block, each bay earning its own income for a variety of uses. The cottage features 3.4m high ceilings, polished floorboards, wide skirting boards, decorative cornices and archways in hallway, chandeliers, full timber kitchen with wood stove as well as a gas stove, electric heaters in living room and all bedrooms where open fireplaces once stood and which are all framed by decorative timber mantelpieces and spacious bedrooms, just to name a few. The kitchen, dining room, bathroom and laundry are all externally located off the back verandah which overlooks the brick paved courtyard and open pergola area that features an ornamental grape vine growing over the top. The Studio is air-conditioned and has its own separate access and features an open plan kitchenette, meals, family and studio with stylish vinyl floor planks and a separate combined bathroom/laundry. The cottage is currently leased to 16 May 2024 at \$450.00 per week and the studio has just signed up a new 12 month tenancy at \$350.00 per week. The shed is also earning an average return of \$100.00 per week per bay. This unique investment package provides a multitude of opportunity for small business start-ups or if you are a tradie looking for extra room to store your tools and supplies whilst also earning extra income or a wonderful addition to an investor's portfolio or even first-time investors. So many options so why not contact Redden Family Real Estate for more information or to arrange your on-site tour.

- Zoned General Industrial – E4
- Large 2,024 m² block of land
- Multiple income opportunities
- Great for the tradies or astute investors
- High profile location surrounded by established businesses
- Cottage current rental return \$23,400.00 p.a. (\$450.00 per week)
- Studio current rental return \$18,200.00 p.a. (\$350.00 per week)
- Detached 5 bay self-contained shed with 3 phase power plus separate toilet block (returning an average of approximately \$26,000.00 p.a.)
- Locally heritage listed cottage, filled with character and charm of its era with modern touches
- All bedrooms are spacious
- High ceilings, wide skirting boards, decorative cornices
- Conveniently located within close proximity to Dubbo's CBD and only a moments drive to TAFE NSW, Dubbo Base Hospital, Schools, parklands, sporting ovals and Clubs.

DISCLAIMER: The information and figures contained in this material is supplied by the vendor and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information contained herein.