

86 Victoria Street, Dubbo, NSW 2830



Sold House

Friday, 8 September 2023

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Bedrooms: 2

Bathrooms: 1

Type: House

\$450,000

Looking for a savvy investment opportunity? We've got just the property for you! This two bedroom home, positioned on a 835sqm block, offers incredible potential for a wide range of enterprises. ****Key Features****

- **Sizeable Block** - This property boasts a generous 835sqm block, providing ample space for future expansion or development.
- **Zoned B6 - Enterprise Corridor**, this location offers endless possibilities for commercial ventures and growth.
- **Access to backyard and shed via Howard Avenue**
- **Currently leased at \$300 per week on an expired lease**, ensuring a steady cash flow for your investment portfolio.
- **Functional Kitchen** - The well-equipped kitchen features an Ariston underbench oven, perfect for whipping up delicious meals.
- **Year-Round Comfort** - Enjoy comfort throughout the year with not one, but two reverse cycle wall units and a cozy wood heater.
- **High Ceilings** - With approximately 2.7m ceilings, this home exudes a sense of space and openness.

Whether you're looking to secure a reliable rental income or have grander plans for this prime location, this property is an opportunity you won't want to miss. Act now to secure your piece of the thriving Enterprise Corridor. Don't let this investment gem slip through your fingers! Contact us today to arrange a viewing and explore the full potential of this property.