

**2/39 Quinn Street, Dubbo, NSW 2830**



**Unit For Sale**

Sunday, 23 June 2024

2/39 Quinn Street, Dubbo, NSW 2830

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 118 m2**

**Type: Unit**



Michael Redden  
0268844036

## Price Range \$285,000-\$315,000

Here is a great opportunity for the downsizer, first home buyer or investor who is seeking a quality 2-bedroom home unit in a neat and tidy and well-maintained strata complex. "Brightside" is a solid two storey strata complex which is ideally located in Central South Dubbo, being within walking distance to South Dubbo's shopping precinct's, parklands, sporting ovals and Dubbo's CBD. Units 2 & 6 are available to purchase. Both units boast spacious bedrooms which are situated upstairs alongside the main bathroom and the main bedroom enjoys built-in wardrobes and a balcony where you can sit quietly and read a book. The well-appointed kitchen, living room and laundry can all be discovered downstairs. The kitchen is open plan to the meals/living area and comes complete with an up-right stove and good storage cupboards and bench space including a breakfast bar which is perfect for casual dining. There is a reverse cycle split system air conditioner in the kitchen and also in the main bedroom upstairs for instant heating and cooling by a push of the button. Each unit also enjoys its own private laundry hanging and backyard space. Unit 2 has an open car space and Unit 6 enjoys an undercover carport. If you are looking to downsize to something a little more manageable or would like an investment property that you can set and forget, then these strata units are one to put at the top of your list. Buy them both or buy separately. Unit 6 is leased and unit 2 is vacant so you can move into Unit 2 or rent it out, the choice is yours. Contact Redden Family Real Estate for details on upcoming open homes!

- Convenient central south location
- Small well-maintained complex of six
- Units 2 & 6 are available to purchase
- Spacious bedrooms located upstairs with ceiling fans and balcony off the main bedroom
- Open plan living and kitchen downstairs
- Established trees and gardens
- Open plan living
- Private back yard with own clothesline
- NBN connectivity
- Unit 2 - vacant - rental appraisal \$350.00 per week
- Unit 6 currently leased for \$285.00 per week
- Council Rates for Units 2 & 6: \$2,337.21 per annum each unit
- Strata Levies for Units 2 & 6: \$590.00 per quarter each unit

DISCLAIMER: The information contained herein has been provided to us by the Vendors and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information provided.