

250A Darling St, Dubbo, NSW 2830

Sold - 19/07/2013

House 3 2 1



Rare Residential Development Opportunity - South Location

- Charming three bedroom cottage located in sought after South Dubbo • Positioned on a 1334 sq m block being sold with conditional consent for subdivision to two lots.
- Conditional consent to subdivide into proposed Lot A with existing clad dwelling on 666 sq m approx. (front of block) and Lot B on 674 sq m approx. of vacant land (rear of block).
- The property offers the purchaser the possibility of developing for a variety of uses including subdividing to retain the existing dwelling and develop or sell Lot B, subdividing for dual occupancy on each lot or developing as a whole (all subject to council approval).
- This large parcel of land is in a sought after location a short walk to Tamworth Street shops and all popular South Dubbo facilities including river walking track, Wahroonga park and schools.
- Opportunity to take advantage of the low supply of available residential development sites in South/Central Dubbo and develop, with a variety of options to choose from.
- Rare opportunity to purchase a site where there is income available whilst developing.
- Zoned low density residential.
- Full details of condition consent available in the Contract for Sale.

Open for Inspection

By Appointment.

Proposed Lot A:

- Existing clad dwelling in good condition throughout
- 3 good sized bedrooms
- Main bedroom with modern ensuite
- Well-presented bathroom & kitchen
- Living room and separate meals area
- Polished floorboards throughout
- Ducted evaporative cooling
- Gas point and heater
- Solar panels
- Enclosed outdoor living area
- Carport
- Excellent tenant paying \$260 p/w who wishes to continue tenancy however vacant possession is offered
- Wrought iron front fence

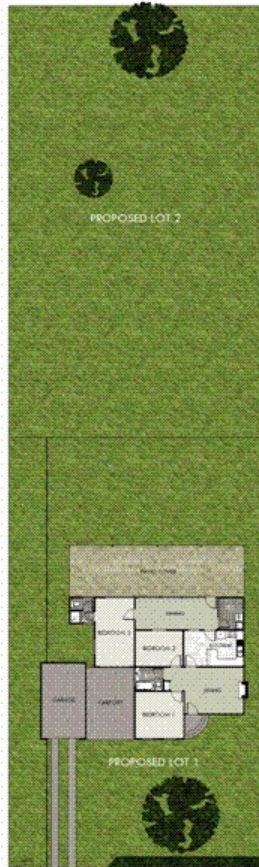
Listed By

Jane Donald

Mobile: 0419 433 298



Floorplan



250A Darling Street, Dubbo
With 70.00sqm 3/4 for floor area and 100sqm 1/4 for a total area of 170.00sqm (approximate)