

**5 Stuart St, Dubbo, NSW 2830**

**\$620,000 - \$680,000**

House 4  2  1 



**5.96 - 6.54% Gross Return\* - Dual Income Property**

This superb dual-income investment presents an updated three-bedroom, one-bathroom home at the front, showcasing modern interiors along with an updated kitchen and laundry. Freshly refreshed throughout, the main residence offers a comfortable, low-maintenance lifestyle ideal for families, long-term tenants, or buyers wishing to live on-site while generating additional income. At the rear, a fully self-contained one-bedroom, one bathroom provides a steady supplementary income stream, contributing to a strong combined gross rental return of \$40,560 per annum total. Fenced separately with good long-term tenants, strong rental demand and minimal ongoing maintenance, this property is perfectly positioned to enhance cashflow and minimise vacancy risk-an exceptional opportunity for investors seeking dependable returns and solid long-term growth.

**Open for Inspection**

By Appointment.

**5 Stuart Street - Main House**

- Three-bedroom, one bathroom cottage style main residence
- Built-ins to bedrooms
- Updated eat in kitchen with electric appliances & dishwasher
- Spacious carpeted living area
- Ducted evaporative cooling, wood fire & gas point
- Plantation shutters & vertical blinds installed throughout
- Single carport with paved driveway
- Covered pergola area with low maintenance backyard including garden shed
- Tiled front entry way
- Currently leased at \$460pw with an increase to take place February 2026 to \$480pw

**5A Stuart Street - Retreat**

- Carpeted open plan living & bedroom area
- Tiled kitchenette with electric oven & attached dining room
- Reverse cycle split system
- Front patio area with front door entry
- Fenced yard with clothesline & garden shed
- Currently leased at \$300per week

**Listed By**

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