

**6 Caroline St, Dubbo, NSW 2830**

**Under Offer**

House 3  1  1 



### A Ready-made Investment Near the Dubbo Hospital

This modest three-bedroom, one-bathroom home offers practical living in a convenient Dubbo location. The layout includes an open plan lounge and dining room, providing a comfortable central space for daily use. A functional kitchen adds to the home's appeal, offering reliability and ease of use for occupants. Outdoor enjoyment is made simple with a covered entertaining area, ideal for all-weather gatherings or relaxed afternoons. The property sits on a low-maintenance allotment, making it suitable for a range of occupants seeking straightforward living without the upkeep. This is an ideal opportunity for investors, with a readymade tenant currently paying \$460 per week and keen to stay on. Located within close proximity to Dubbo Base Hospital, the home delivers strong rental demand and excellent convenience. A smart addition to any investment portfolio.

**Open for Inspection**  
By Appointment.

**Listed By**  
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