

1 / 7-9 George St, Dubbo, NSW 2830

Sold - 30/08/2019

Unit 2  1  1 



## Spacious Central Dubbo Unit!

The opportunity for a well above average return on investment inside the walls of this spacious secure ground floor Dubbo unit is endless. Suitable for a long-term tenant or an owner occupier and set just a short walk from many of the city's most popular restaurants, clubs, pubs, shops and amenities, don't let a location like this one get away! Located in a sleepy, sought after Central Dubbo side street in a block of just six units, this two-bedroom unit features open plan living, a tidy and practical kitchen with breakfast bar, its own private verandah that overlooks the garden plus an oversize remote access lock-up garage with internal access. Two split-system reverse cycle air conditioners keep the bedrooms comfortable all year round, along with the feel of fresh new carpet underfoot for the purchaser's convenience and enjoyment. Don't delay - call listing agents Matt Hansen and Jared Hocking for a detailed property information brochure today!

### Features:

- Ground floor unit
- NBN fttp connected
- Walk to everything

### Rates:

- approx \$2,145.00 pa

### Strata Levies:

- approx \$765.84 /qtr

### General

- Double brick, tiled roof
- Single lock-up garage with automatic door and internal access
- New carpet throughout
- New vinyl flooring to kitchen

### Comforts

- Thermann 250L electric hot water system
- TV aerial

### Listed By

Matthew Hansen  
Phone: (02) 6882 1166  
Mobile: 0427 454 357

Jared Hocking  
Phone: (02) 6882 1166  
Mobile: 0438 376 428

### Open for Inspection

By Appointment.

### Property Features

- Private verandah overlooking gardens
- Ground floor unit
- New carpet throughout
- Lock-up garage and storage
- NBN FTTP connected
- Great Central Dubbo location

