

20 Erskine St, Dubbo, NSW 2830

Sold - \$320,000

House 3  1  1 



In the heart of Dubbo

Currently rented at \$330 per week, but also available for an owner occupier from early October, this little earner is zoned B6 Enterprise Corridor for future development opportunities and makes for an exciting and flexible piece of real estate. With three bedrooms, high ceilings, eat in kitchen, heating and cooling, rear lane access and a lock up garage, the new owner or tenant can enjoy a short walk straight into the heart of Dubbo, and enjoy all the restaurants, pubs, clubs and cafes on offer. B6 Enterprise Corridor Zoning allows for many things with council consent, including potentially as a business premise, community facility, accommodation, or a neighbourhood shop. Interested parties should make enquiries with Dubbo Regional Council regarding these potential uses. Don't delay- register your interest with the team at Matt Hansen Real Estate, or simply attend our upcoming and advertised open homes. The Dubbo real estate market is moving at a fast pace, so act now to avoid disappointment. Call the friendly team to have a detailed brochure emailed to you directly.

Features:

- Zoned B6 Enterprise
- Investment opportunity
- Rear lane access

Land Size:

- approx 373m²

Rates:

- approx \$2,455.80 pa

General

- Weatherboard cladding
- Iron roof
- Single lock up garage
- Large shed (5 x 3m)
- Colourbond fencing
- Rear lane access

Comforts

- Dakin split system air

Open for Inspection

By Appointment.

Property Features

- Zoning B6 - Enterprise Corridor
- Leased @ \$330 p.w until Oct.
- Split system reverse cycle air
- Rear lane access & lock up garage
- Central investment opportunity
- NBN FTTP / Walk into CBD

Listed By

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