



Calling all renovators, developers or investors!



35 Gipps Street, Dubbo

Sold Prior To Auction for \$226,000 (Dec 04, 2020)

A prime opportunity to grab your tool belt & bring your friends together to transform this three-bedroom plus study north Dubbo cottage with loads of potential. Positioned on approx. 792sqm of land zoned R1 General residential the prospect is perfect for the homeowner, investor or developer.

Features include:

- 3 Generous bedrooms plus study
- Original kitchen & bathroom
- Formal lounge room, dining plus additional sunroom
- Single carport with side access to the rear yard
- Approx. 13 x 4.5m open style workshop/ carport with office & second bathroom
- Approx. 7.6 x 4.2m lock up garage with double doors
- 5.4 x 2.5m Demountable home office perfect for a home based business (STCA)
- Approx. 20m street frontage with approx. 39.7m depth
- Home to be sold taking into consideration current condition

Property ID: L4620156

Property Type: House

Carports: 2

Land Area: 792.0 sqm

Brentley Goodwin

0488947888

brentleyg@rhdubbo.com.au