



## 35 Baird Street Dubbo NSW

6 4

Here's a chance to secure a block of four units in a convenient location in need of renovation and upgrading. 35 Baird Street is within walking distance of schools, Victoria Street shops, medical centre, Westside Hotel & Club Dubbo bowling club. Short drive to Delroy Park shopping centre & CBD amenities. Returning \$28,340 per annum gross, the units are held on one title & have a high occupancy record. Potential to earn higher rents with renovation and upgrading.

- 2 x 1-bedroom units
- 2 x 2-bedroom unit
- Combined lounge & dining
- Combined bathroom & laundry
- Window coverings & built-in storage

[For full version visit the website](https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/block-of-units/7374183)

**Type** : Block of Units  
**Price** : \$ 394,000  
**Land Size** : 949 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/block-of-units/7374183>



**Graeme Board**  
**02 6882 6822**



## 35 BAIRD STREET, DUBBO

**PLAN DISCLAIMER:** This diagram is for illustrative purposes only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Any dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.

Plans prepared by Design Tribe Dubbo on behalf of Bob Berry Real Estate  
[www.designtribedubbo.com.au](http://www.designtribedubbo.com.au)