



22 Hindmarsh Esplanade Dubbo NSW

6 3 3

Calling all large families or astute investors! This rare find offers a four bedroom, two bathroom home PLUS a two bedroom flat. With amazing versatility which is complimented by understated contemporary style throughout, this is the perfect choice for multi-generational living or a lucrative dual occupancy investment. Positioned within easy access to major shopping centre, schools, sporting facilities and transport. Inspect this Saturday at 11 am.

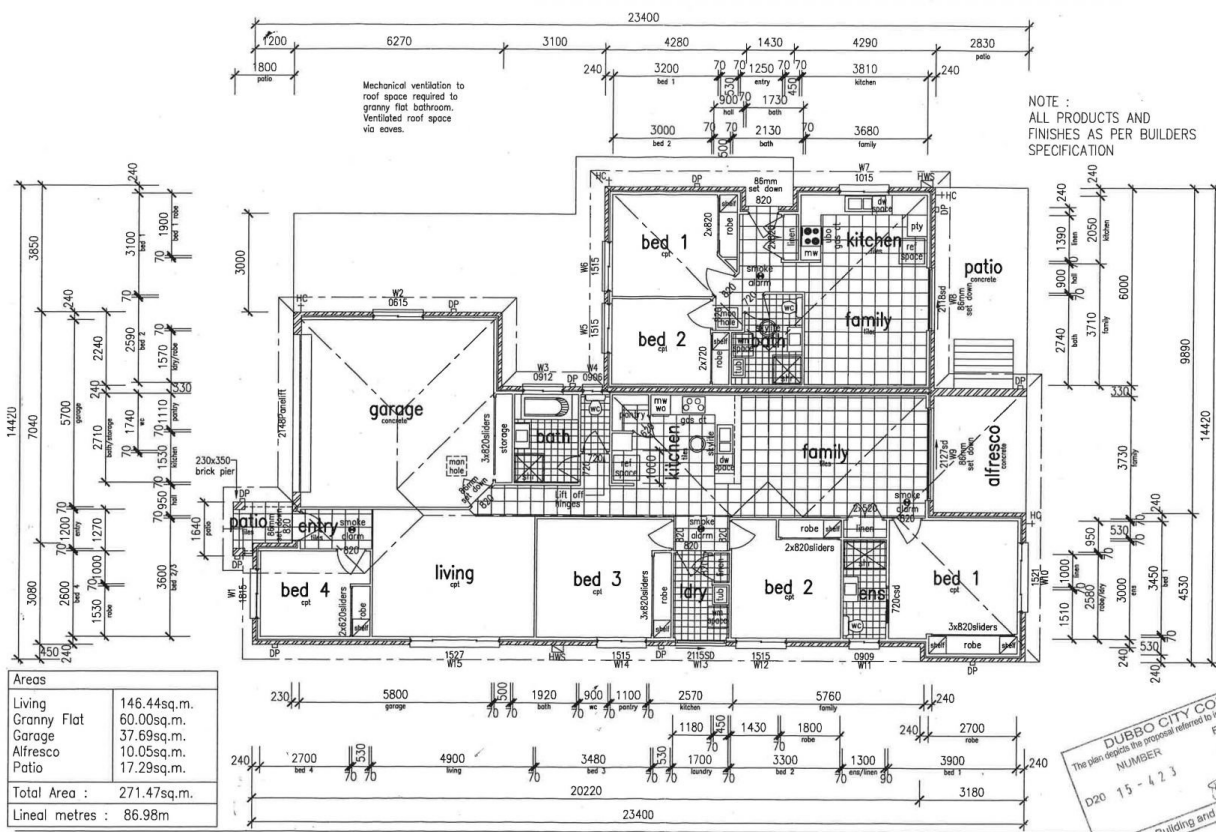
- Use as two separate dwellings or a large-scale 6-bedroom family home
- Perfect for housing elderly parents or grown children while still retaining privacy
- Currently leased at \$615.00 per week and providing an

[For full version visit the website](https://www.bobberry.com.au)

Type : House
Price : \$ 535,000
Land Size : 741 sqm
View : <https://www.bobberry.com.au/sale/nsw/dubbo-o-orana/dubbo/residential/house/7374315>



Bob Berry Real Estate
02 6882 6822



| | |
|------------------------|--------------------|
| Living | 146.44sq.m. |
| Granny Flat | 60.00sq.m. |
| Garage | 37.69sq.m. |
| Alfresco | 10.05sq.m. |
| Patio | 17.29sq.m. |
| Total Area : | 271.47sq.m. |
| Lineal metres : | 86.98m |

| drawn | revision or issue / description / date |
|-------|--|
| J.H. | A ISSUED FOR APPROVAL 28/07/15 |
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|-------------|--|
| job no. | 5232 |
| for/builder | NuHomes think HIBBARDS Suite 12, 361 Harbour Drive COFFS HARBOUR B/Lic. No. 41122C Ph: (02)66 50 3300 |

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|---------|---|
| project | NEW DWELLING (LIVE INVEST D15) LOT 62 ON D.P. 1207523 HINDMARSH ESPLANADE DUBBO NSW 2830 |
|---------|---|

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|-------|-------------------|
| scale | 1:100 |
| file | FLOOR PLAN LHG |
| sheet | 5 A |
| rev. | |



DUBBO CITY COUNCIL
The plan depicts the proposal returned to us for assessment.
NUMBER
D20 15-423
Manager Building and Development Services

Signatures and stamps for council approval, including a 'PROCESSED' stamp and a signature area.