

## 72 Birch Avenue Dubbo NSW

4 2 2

An outstanding investment opportunity to purchase a set of affordable 2 x 2 bedroom duplex units with a current rental return \$400 p/w.

May have potential for subdivision (STCA) and to increase capital value with improvements. Currently occupied by long term tenants wishing to remain in tenancy.

Located in a convenient position within moments to Orana Mall, Macquarie Inn, medical centre, Japanese Gardens plus schools.

Built for the current owner in 1984 the property has always had an excellent rental history. \* Agent declares an Interest \*

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

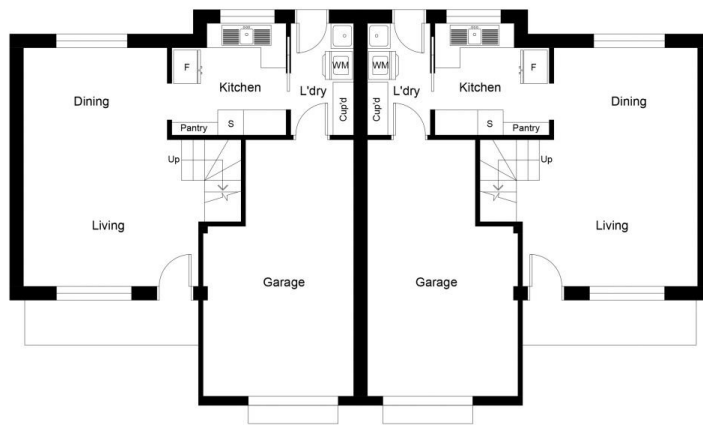
**Type** : Semi Detached  
**Price** : \$ 419,500  
**Land Size** : 1107 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/semi-detached/7374430>



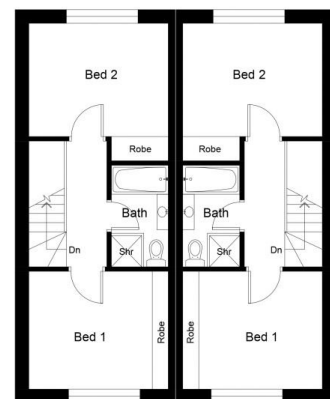
**Graeme Board**  
02 6882 6822



**Jane Donald**  
02 6882 6822



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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