



**DUBBO Real Estate Agency**

# PROPERTY GUIDE

**OCTOBER 2023**



**COLIN KNIGHT**

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cknight@drea.com.au



**MARK SEARLE**

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mark@drea.com.au



**TARA SEARLE**

M | 0400 873 788  
tara@drea.com.au



**SHIV RAM**

M | 0459 021 783  
shiv@drea.com.au



# NEW



Auction

14L Beni Drive, Dubbo

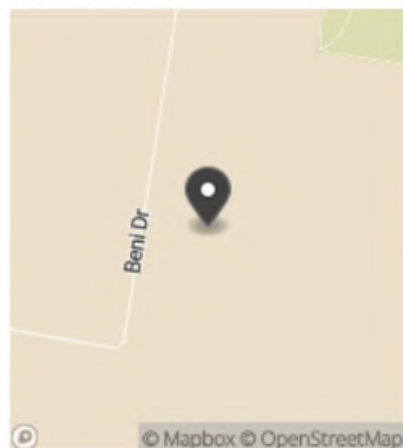
5 | 3 | 2

**Auction if not sold prior**

**Shiv Ram**

0459 021 783

shiv@drea.com.au



## Luxurious Country Lifestyle

Welcome to your serene country oasis, away from all of the hustle and bustle!

Immerse yourself in luxurious country style living on this sprawling 25-acre parcel of land. Boasting 5 bedrooms, 3 bathrooms with walk-in wardrobes in four bedrooms, a double car garage and a host of premium amenities, this property is truly special.

Inside, discover a versatile study or 6th bedroom, ideal for remote work or accommodating guests. The 2 spacious living areas provide flexibility and comfort, while the modern chef's kitchen is a culinary enthusiast's dream. Stay comfortable year-round with evaporative cooling, a cozy fireplace, and a split system.

Embrace the luxurious outdoor space, complete with an in-ground swimming pool, covered BBQ area and a cozy fire pit spot. With a seamless transition from the indoors to the outdoors through elegant French doors, welcoming the natural light and fresh air into your living space.





# NEW



Auction

74-76 Douglas Street, Geurie

4 | 3 | 5

Auction

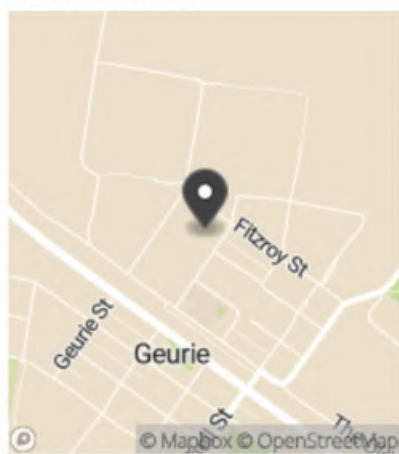
'Possum Ridge'

**Tara Searle**  
0400 873 788  
tara@drea.com.au

Welcome to a property that will steal your heart away. This stunning residence effortlessly blends American barn-style architecture with modern comfort, making it an entertainer's dream come true.

Step inside, and you'll immediately notice the warm and inviting atmosphere created by the timber-lined interior, featuring charming timber beams and log-style accents. The heart of this home is the beautifully renovated kitchen, equipped with all the modern appliances you could wish for, including a convenient large appliance cabinet with a second sink.

With four spacious bedrooms, this home provides ample space for your family. Two of these bedrooms feature walk-in wardrobes, while the others offer built-in storage. The master bedroom is a true retreat, boasting his and hers walk-in robes, an ensuite, and a sun-drenched sitting room - your own private oasis. There are also two designated offices on the ground floor, perfect for those who work from home or students who need a quiet place to study. You'll be comfortable year-round with a wood fire, gas points, split systems, skylights, and ceiling fans.



 **DUBBO Real Estate Agency**

**Dubbo Real Estate Agency – 02 6884 9500**  
1st Flr, 258 Macquarie Street, Dubbo NSW 2830





# NEW



Auction

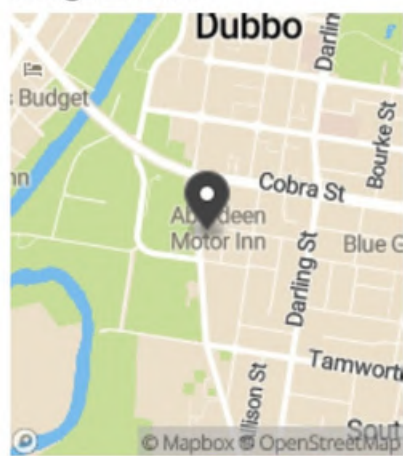
306 Macquarie Street, Dubbo

2 | 1 | 1

Auction

Position position position

**Mark Searle**  
0427 873 745  
mark@drea.com.au



Prime Location A Real Gem for Developers or Renovators!

Discover the potential of this original double-brick heritage style home nestled in the sought-after prime location with a wonderful outlook from the front verandah. This is the one you've been waiting for!

With 2 spacious bedrooms, a generous lounge, separate dining area, and a delightful sunroom, this property offers ample space for your creative touch.

Situated on a vast 943sqm block, it's an ideal canvas for developers or renovators looking to make their mark. Don't miss this rare opportunity – schedule a viewing today and unlock the possibilities!

- Land Size 943sqm
- Rates \$3267.35





# NEW



**For Sale**

**12 Carnegie Avenue, Dubbo**

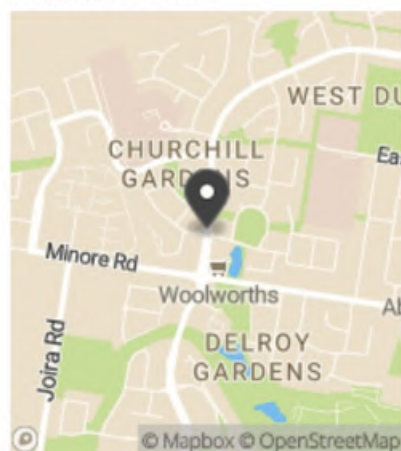
 4 |  2 |  3

**\$699,000**

**Colin Knight**

0419 266 930

cknight@drea.com.au



## Desirable Neighbourhood!

Nestled in a desirable neighbourhood, your dream home awaits! This spacious and beautifully designed residence boasts 4 bedrooms and 2 bathrooms, providing ample space for comfortable living.

Inside, you'll find three living areas, perfect for family gatherings and entertaining. The modernised kitchen features an electric cooktop, dishwasher and loads of storage. The north-facing family room bathes in natural light, creating a cozy and inviting ambiance.

Step outside to your private oasis, complete with a kidney-shaped inground pool and an irrigation system to keep your garden lush and vibrant. Parking is a breeze with a double garage and an additional separate single garage with an automatic door.

Stay comfortable year-round with ducted reverse cycle air conditioning and enjoy energy savings with the included solar system featuring 8 panels.





# NEW



For Sale

16 Dunheved Circle, DUBBO

4 | 1 | 2

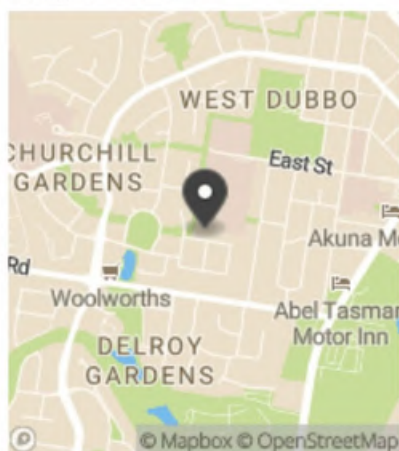
**\$520,000 - \$550,000**

**Family home in a convenient location!**

**Shiv Ram**

0459 021 783

shiv@drea.com.au



Nestled in a lovely neighbourhood, this spacious family home offers comfort and convenience. You'll find four bedrooms, with the main bedroom featuring a walk-through wardrobe, and the other three offering built-in closets. The three-way bathroom provides ensuite access and there's an extra toilet in the laundry for added convenience.

This home includes a separate lounge room for quiet moments and an open-plan kitchen and family room, perfect for everyday living. Stay comfortable year-round with two reverse cycle split-system air conditioners.

With a double lock-up garage featuring remote access, parking is a breeze. The property also features solar panels and a rainwater tank, and a spacious rear yard for outdoor enjoyment.

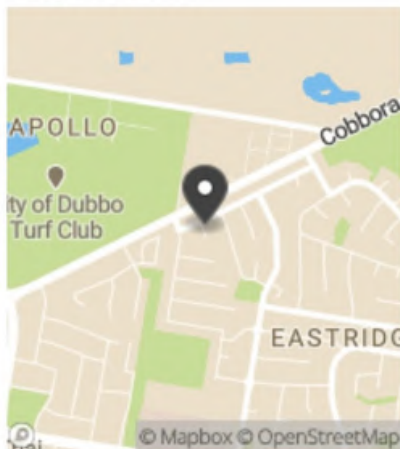
Situated in close proximity to Delroy Park Shopping Centre, parks, and schools, this home is ready to welcome your family. Don't miss the chance to make it yours!





**NEW****For Sale****1 / 5 John Brass Place, DUBBO**
 3 |  2 |  1
**\$490,000 - \$520,000****Secure, low maintenance living.**

**Tara Searle**  
0400 873 788  
tara@drea.com.au



Welcome to your new sanctuary in the heart of security and comfort. This lovely property is nestled within a gated estate, offering you peace of mind and a sense of belonging like no other. With a range of features designed for practicality and modern living, this home is perfect for those who seek a harmonious blend of security, convenience, and style.

Step into your abode through a tiled entryway, enjoy the convenience of direct access from the garage into the entry, keeping you sheltered from the elements and ensuring your safety.

The kitchen boasts a suite of modern appliances, including an Omega oven, electric cooktop, pull-out range hood, overhead cupboards and a dishwasher, making meal preparation a breeze.

The kitchen overlooks the open living and the spacious tiled dining area that is perfect for hosting gatherings or enjoying everyday meals with your loved ones.

The master bedroom offers an oasis of comfort with its built-in storage, access to the bathroom.





# NEW



**Auction**

**'Part Durrallume', Brocklehurst**

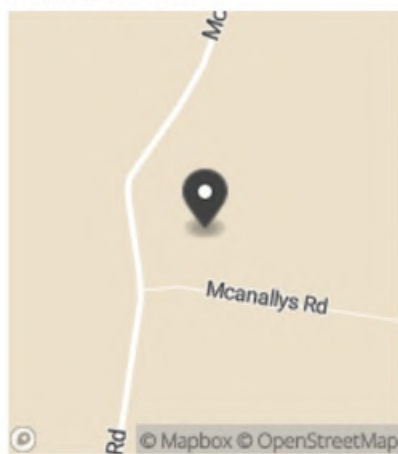
**312.3 ha**

**Auction!**

**Colin Knight**

0419 266 930

cknight@drea.com.au



## **Part Durrallume - Highly Fertile self mulching chocolate soils and red soils**

Ideal for Cattle Sheep Cropping - Lucerne

Well located Sealed Road Frontage

Being sold to dissolve a family partnership

Approx. 312.30 ha 771 acres.

- A central location and excellent access 13 kms from Dubbo CBD
- Productive, fertile and versatile soil types. Approx 85% arable.
- Ideal for Cattle, Sheep, Cropping, Lucerne, Digit & Clover.
- 4 Dams, an unequipped bore and frontages to Sandy and Mogriguy Creeks
- Yellow & Grey Box, Belah and Ironbark country with scattered Pine on ridges
- Power is available to the property.

"Part Durrallume" is the perfect blank canvas to create your ideal rural property or as an add on





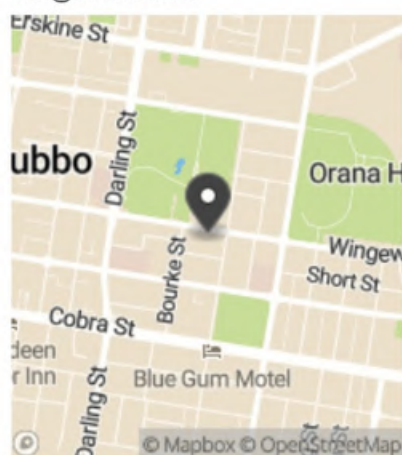


**For Sale**

**3 / 157-161 Wingewarra Street, DUBBO** 2 | 2 | 1

## Offers Invited!

**Tara Searle**  
0400 873 788  
tara@drea.com.au



## Spacious unit in a prime location!

Embrace city living at its best in this prime location gem, just moments from the CBD. Experience seamless open-plan living and dining, creating a welcoming atmosphere for relaxation or gatherings and an updated kitchen to ease your transition. With 2 spacious bathrooms equipped with built-in wardrobes.

Step onto your balcony for fresh air and scenic views. Your peace of mind is ensured with a secure lock-up garage. Positioned right across from the Western Plains Cultural Centre, parks, and schools, this home offers a perfect blend of tranquility and convenience. Don't miss out on this rare opportunity to own a well-connected residence in a vibrant neighborhood.







**For Sale**

**2 / 3 Jubilee Street, DUBBO**

2 1 1

## Offers Invited!

## Charming 2 Bedroom Unit in South Dubbo

**Tara Searle**  
0400 873 788  
tara@drea.com.au

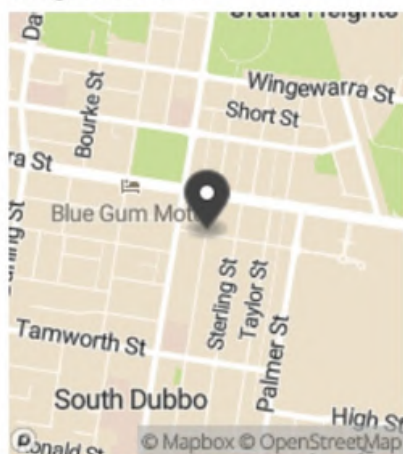
Welcome to your new home or investment nestled in South Dubbo! This very tidy 2 bedroom unit at 2/3 Jubilee Street has just been freshly painted throughout and offers not only a cozy living space but also a sought after location that combines convenience and comfort.

Indulge in the luxury of a spacious master bedroom featuring a sleek and modern mirror built-in wardrobe. Ample storage meets contemporary design, giving you the perfect space to relax and unwind.

The second bedroom offers another elegant mirror built-in wardrobe, providing both residents and guests with stylish storage solutions that complement the unit's aesthetic.

The unit boasts a neat functional kitchen in a neutral colour scheme and offers electric cooking and rangehood, a generous sized bathroom that includes a large shower, and updated vanity.

Experience year-round comfort with the included split system air conditioning unit located in the







**For Sale**

**9 Sapphire Street, DUBBO**

**4 | 2 | 1**

**\$530,000 - \$560,000**

**Established Gem in South**

**Tara Searle**  
0400 873 788  
tara@drea.com.au

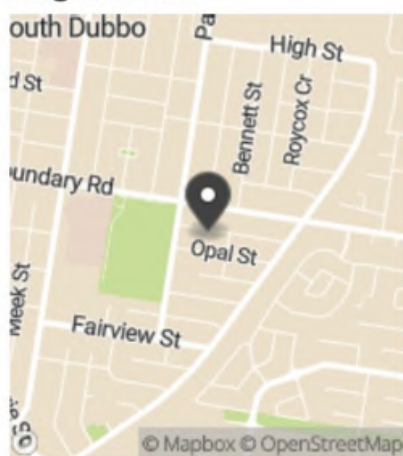
Welcome to 9 Sapphire Street, a delightful property nestled in the sought-after and well-established South Dubbo area.

This beautiful residence includes a lovely street appeal showcasing established lawns and gardens.

This family home boasts an array of desirable features, offering a lifestyle of comfort and convenience featuring fully ducted and zoned reverse cycle air conditioning with a gas point available for additional heating to keep you comfortable year-round.

With 4 bedrooms, the home provides ample space for the entire family. The master suite comes with an ensuite and a walk-through robe, while the 2nd and 3rd bedrooms have built-in wardrobes.

The home boasts separate living and dining areas offering a space for everyone with the family







**For Sale**

**12 Rawson Street, Dubbo**

**4 | 2 | 1**

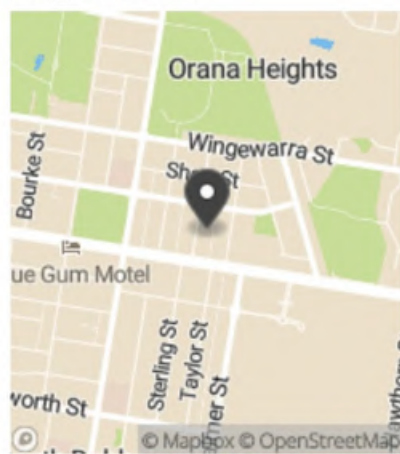
**\$600,000 - \$630,000**

## Investor's Dream Property with Multiple Income Streams!

**Shiv Ram**

0459 021 783

shiv@drea.com.au



Looking for a lucrative real estate opportunity? Look no further! We proudly present an exceptional investment property that promises not only solid returns but also a hassle-free investment experience with tenants that would love to stay on. Welcome to this strategically positioned property offering two income-generating homes with a combined rental income of \$690 per week.

**Front Home on Rawson Street:** features 3 Bedrooms, 1 Bathroom and Single Garage  
The charming front home displays comfort and practicality, boasting three bedrooms that offer cozy retreats for tenants. A well-appointed bathroom and kitchen ensures convenience, while the single garage adds an attractive feature for potential renters.

**Rear Lane Property** features 1 Bedroom and 1 Bathroom  
Nestled in privacy and tranquility, the rear property accessible via the rear lane is a hidden gem. With its own separate fencing, this one-bedroom, one-bathroom unit provides a sense of





# PRICE UPDATE



For Sale

107 Bourke Street, Dubbo

2 | 1 | 1

**\$410,000 - \$430,000**

**So many options and so much potential**

**Tara Searle**  
0400 873 788  
tara@drea.com.au

Move in, Invest, Work from home or maybe even options for a small business wanting some exposure....

This cute heritage style cottage is located in a prominent busy location with high exposure frontage and rear yard access to Samuel Street.

Features include 2 bedrooms, office, lounge room of the entry, freshly painted and new floor coverings. Outside you will find large paved outdoor area, lock up workshop, bird aviary and gates to the rear Street offering off street carparking, plenty of room for a shed or the possibility of a detached second dwelling.

Don't delay your enquiries.



 **DUBBO Real Estate Agency**

**Dubbo Real Estate Agency – 02 6884 9500**  
1st Flr, 258 Macquarie Street, Dubbo NSW 2830





# PRICE UPDATE



For Sale

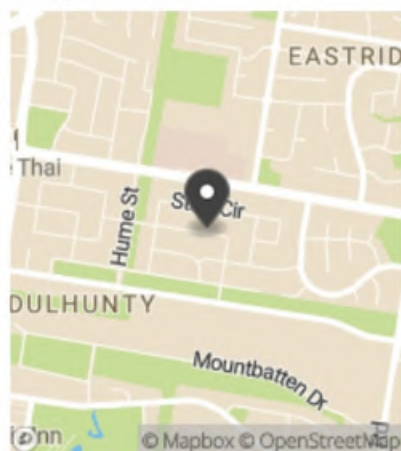
4 / 17 Lawson Street, DUBBO

2 | 1 | 1

**\$290,000 - \$305,000**

## Charming 2-Bedroom Unit

**Tara Searle**  
0400 873 788  
tara@drea.com.au



Discover the perfect blend of comfort and convenience in this delightful 2-bedroom unit.

Located in Lawson Street the Key Features of this unit include; Two spacious bedrooms, with the main bedroom featuring a convenient built-in wardrobe. Generous lounge room, perfect for unwinding after a long day. Separate dining room, ideal for hosting gatherings or enjoying family meals and internal laundry for added convenience. The features don't stop there with this unit boasting ducted air conditioning to keep you comfortable year-round, a fully fenced private backyard, offering a serene outdoor oasis and off-street parking for your convenience.

Don't miss out on the chance to make it your own or the perfect addition to add to or start your investment portfolio. Currently rented for \$290 per week.

Schedule an inspection today.





# PRICE UPDATE



For Sale

51 St Georges Terrace, DUBBO

5 | 2 | 2

**\$630,000 - \$650,000**

**Great Family Home**

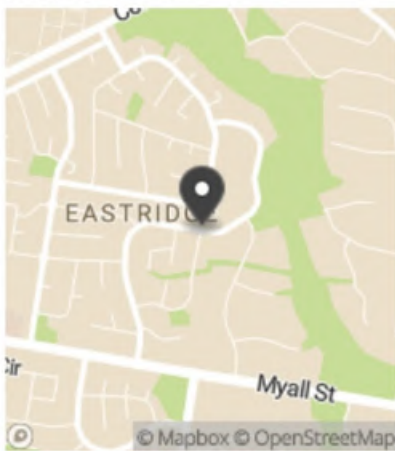
**Colin Knight**

0419 266 930

cknight@drea.com.au

Boasting five bedrooms, a lounge/dining room plus a large family room. There is an ensuite bathroom off the main bedroom. Set on a large 800 square meter block of land with side yard access and a inground swimming pool.

Don't delay, enquire now!



 **DUBBO Real Estate Agency**

**Dubbo Real Estate Agency – 02 6884 9500**  
1st Flr, 258 Macquarie Street, Dubbo NSW 2830







**For Sale**

**1 Timberi Drive, Dubbo**

**4 | 2 | 3**

**Asking Price:**  
**\$490,000**

**Shiv Ram**

0459 021 783

shiv@drea.com.au

**Motivated to sell!**

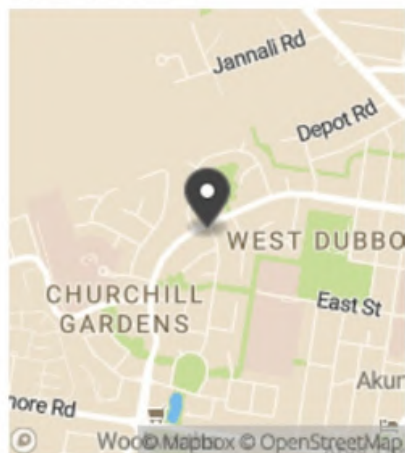
Tranquill Garden Setting

Located in Churchill Gardens, set on large corner block, close to the Delroy Park Shopping Centre, parks and schools, is this lovely 4 Bedroom, 2 Bathroom home. Featuring a 802 square meter block accessed from Baird Drive and Timberi Drive, this corner block has a world of potential.

1 Timberi Drive, showcases an ensuite, built ins, ceiling fans, natural gas, reverse cycle air conditioning, bar, large paved outdoor area, garden shed, double lock up garage accessed from Baird Drive and a single lock up carport accessed from Timberi Drive.

Perfect for a family or an investment, you don't want to miss out on this one! Don't hesitate, enquire now!

Additional features include:







**For Sale**

**145 Cobbora Road, DUBBO**

**2 | 1 | 2**

**\$420,000.00**

**Commencing Construction Now**

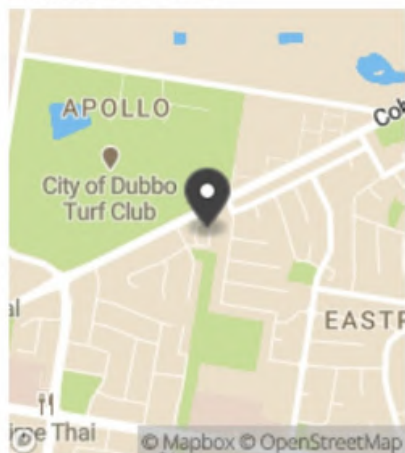
**Colin Knight**  
0419 266 930  
cknight@drea.com.au

Ascot Garden's two bedroom apartments have distinct touches such as, stone benchtops, high gloss finishes, sleek appliances, integrated living, entertaining areas, single lock up garage and single open air designated space. The layout has been carefully considered to maximise space and livability, providing a sought-after mix of open and private spaces, catering to homebodies & entertainers alike with additional loft area for storage space.

These modern apartments are positioned close to Dubbo City Racecourse, Hospitals & Schools and perfectly placed to capitalise on the ever-increasing city suburbs. Included in the Ascot Gardens Estate is also exclusive access to the community Pool, Gym & BBQ Areas.

You can secure your new Ascot Gardens apartment with a 5% holding deposit. The balance of the purchase price is not due until completion/settlement.

NOTE: These are artist impressions only to reflect the design, please refer to the contract.







**For Sale**

**Lot 4 Paxton Street, Geurie**

**Land Size 2017 m2**

**\$145,000**

**2017m2 Vacant land located in Geurie**

**Mark Searle**

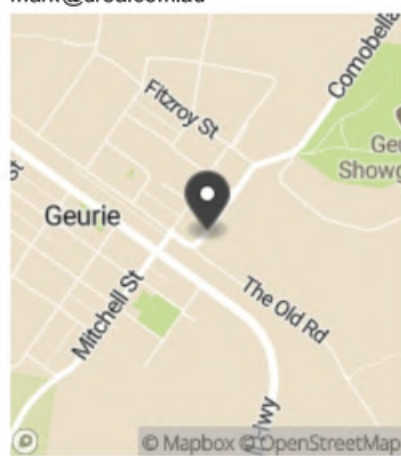
0427 873 745

mark@drea.com.au

Located in the fast growing village of Geurie, this 2017m2 parcel of land offers the opportunity to build the house of your dreams. Located in Paxton Street, this large allotment presents:

- Town water
- Power available to be connected from the power pole
- Town sewerage connection
- NBN connection

Contact Mark with your enquiries on 0427 873 745.







**DUBBO Real Estate Agency**

# COMMERCIAL

## SALES & LEASING

**OCTOBER 2023**



# SALE



**Commercial Sale**

**11 Burraway Street, Narromine**

**Build Area 1448 m2**

**\$695,000**

**Attention Investors**

**Mark Searle**  
0427 873 745  
mark@drea.com.au

This fully leased property is looking for the savvy investor.

Looking for a good yield on your investment, If so, you need to talk to me about this 2-story federation ex hotel.

The building has undergone renovations including multiple new bathroom facilities, commercial kitchen, multiple indoor and outdoor dining options still with heritage features and charm, managers quarters, 2 licensed bars, 2 separate offices and even an outdoor stage/amphitheater.

'The Imperial Stays Narromine'

Fully Leased

- B&B
- 7 Accommodation Rooms (2 with ensuites)
- 2 Licensed Bars





# SALE



**Commercial Sale**

**128 Talbragar Street, Dubbo**

**Build Area 250 m2**

**\$580,000**

**Investors or Owner Occupiers**

**Mark Searle**  
0427 873 745  
mark@drea.com.au

128 Talbragar Street is perfectly positioned in the Dubbo CBD and has operated as an owner-occupied dry cleaner for many years.

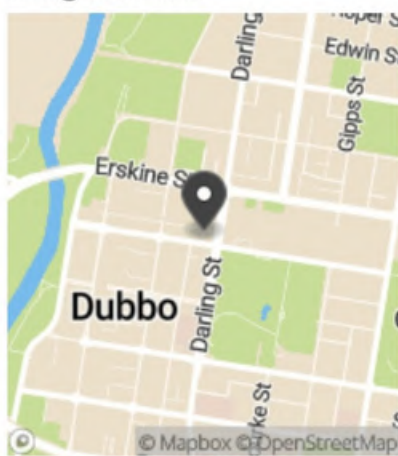
Features 256 square meters of space, rear lane access and separate bathroom facilities.

Available for sale with vacant possession, you have the opportunity to utilize the property for your own business operations or add to your investment property portfolio.

With a potential to purchase the dry cleaner business, to own and operate as well as free-hold.

Please note, the building is For Sale and available with vacant possession. The business is available for purchase only with the sale of the premises.

If you have any further enquiries, please contact our Commercial Division, Mark Searle 0427 873 745 or Jessie Ward 0466 648 712.





# SALE



**Commercial Sale**

**63-65 Boundary Road, Dubbo**

**3 | Build Area 300 m<sup>2</sup>**

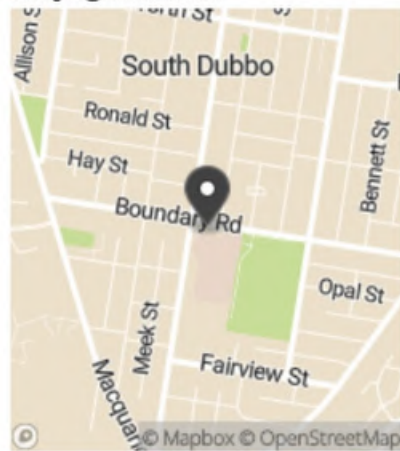
**\$1,600,000 exl GST**

**INVESTMENT SPECIAL**

**Colin Knight**

0419 266 930

cknight@drea.com.au



Multi use two storey neighbourhood shops and units.

Located in the popular Boundary Road shopping centre. Land size 650m<sup>2</sup> with a 16.155m street frontage and rear lane access.

There are 3 ground floor shops and 3 first floor units plus a rear storage shed, giving 7 tenancies in total.

The total projected gross annual income is \$77,700.

Construction is of brick and iron and is on one title which is zoned B1 Neighbourhood Centre.

The property has a history of high occupancy.

Street upgrade and beautification is currently under construction by Dubbo Regional Council.

**ASKING PRICE \$1.6M**





# SALE



**Commercial Lease**

**29 Hawthorn Street, Dubbo**

**Build Area 2982 m2**

## Expressions Of Interest

**Tara Searle**

0400 873 788

[tara@drea.com.au](mailto:tara@drea.com.au)

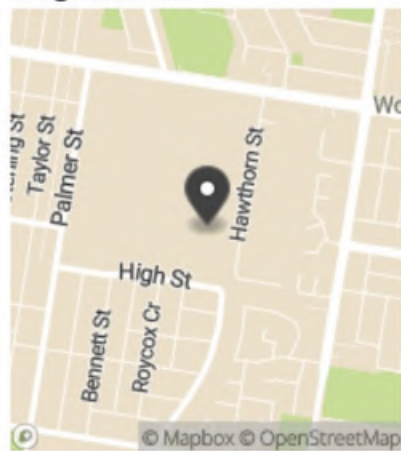
## Huge Office Building featuring 94 lot Car Park.

Seeking Expressions of Interest to Lease or Buy

Huge office building featuring 94 lot car park.

This 9,392sqm site, situated in a light industrial zoning area is centrally located between the CBD and Major shopping centres of Dubbo and boasts 2,982sqm of available office space.

- Gross Lettable Building Area of 2,982sqm available to a Single and or Multi-Tenant over two buildings.
- Office Building 1 – Ground floor 1,741sqm, First Floor 891sqm
- Office building 2 – 350sqm
- Land Size 9,392sqm
- Car Parking availability – 94
- Green space break-out areas





# Meet Our Commercial Expert!



## Jessie Ward

Need to lease or sell your commercial property?

Contact Jessie for a FREE, no obligation Rental or Sales Market Appraisal today!



0428 683 666



jessie@drea.com.au

**snap fitness** 24/7



start now  
join the club

love that  
**mood  
boosting**  
feeling

**6884 9500**  
**sales@drea.com.au**

[www.dubborealestateagency.com.au](http://www.dubborealestateagency.com.au)

