Address withheld · Dubbo NSW 2830 $680k–$715k ✓Pass

Recommended

88
Condition Score

Why we recommend: Built in 1995, the bathroom has been fully renovated to a new standard and the kitchen is in good condition, so there is no major spend needed.

Location: It is a quiet residential street with no through traffic. Average tenure on the street is 16.1 years, which points to a very stable community, and owner-occupiers make up 63.4% of households. Road type, public housing share, T-junction exposure, high-voltage infrastructure and nearby land use all check out clean.

Condition: The house scores 88/100 and is move-in ready. The kitchen has white flat-panel cabinetry with sound hardware and a grey benchtop free of notable scratches. The bathroom has been renovated to a new standard, with large-format white wall tiles, a dark mosaic feature strip, a frameless glass shower and clean grout. Carpets show only light wear, and the tiled kitchen and bathroom floors look close to new. The brick walls and tile roof are in good order, and the rear has a covered entertaining area, a small storage shed and a well-kept lawn.

Overall: Listed at $680,000–$715,000 with rent at $570 per week, the estimated gross rental yield is around 4.2%. The house has been well renovated and needs little spending, which suits investors who want steady cashflow and low ongoing maintenance.



Layout 3b 1ba 1car	Land 673 m²	Floor Area 130.4 m²
Built 1995	Walls / Roof Brick / Tile	Air Con unknown
Pool No	Held 25.0 yrs	

Location & Street

Dubbo is the regional centre of central-west NSW, providing healthcare, education, government and commercial services to a large agricultural catchment. Demand comes from local employment and regional population inflow, and because the economy does not lean on a single industry it holds up well through the cycle. In our

view, this street is exactly the kind of street we like to see: quiet, no through traffic, mostly owner-occupied, and with residents staying more than 16 years on average.

Location grade: B — Owner-occupancy is 63.4%, just under the 70% mark for an A grade. Every other check is clean, and the 16.1-year average tenure is a very good sign for this street.
Flood zone: No
Bushfire zone: No
Heritage: No
Street: quiet residential street
Roundabout: none within 50m
T-junction facing: none
HV facilities: high power line 298m
Street profile: owner-occupied 63.4% · avg tenure 16.1 yrs · public housing 1.8%

Surroundings

The property is well served by public amenities, with several schools, hospitals and parks close by. The supermarket is a short drive away. In our experience this mix appeals strongly to families with children and supports steady tenant demand.

- petrol station: Ampol 960m (~2 min drive)
- industrial land: unnamed 198m, unnamed 219m, unnamed 336m (6 total, nearest 3 shown)
- school: St Mary's Primary School 442m, Buninyong Public School 516m, Dubbo School of Distance Education 762m (4 total, nearest 3 shown)
- supermarket: Woolworths 1123m (~4 min drive)
- hospital: Lourdes Hospital Dubbo 894m, Dubbo Base Hospital 1150m, Dubbo Private Hospital 1457m
- park: unnamed 84m, unnamed 225m, unnamed 322m (10 total, nearest 3 shown)

Not found within range: railway(300m), cemetery(500m), train station(1000m), childcare(1000m)

Property Condition

Condition Score: 88/100

With a condition score of 88/100, this house is ready to lease as-is. The renovated bathroom is the highlight, with a clean white-tiled finish and a mosaic feature strip, and the kitchen is in good condition with sound cabinetry and benchtop. Carpets in the living areas and bedrooms show light wear, while the tiled floors in the kitchen and bathroom look close to new. The brickwork and tile roof are well maintained with no cracking or water marks. We like this combination of brick, tile and hard-wearing flooring for a long-term rental: it is low maintenance and holds up well.

Item	Grade	Comment
Kitchen	Good	white flat-panel cabinetry with hardware and doors undamaged, no notable scratches on the grey benchtop, white tile floor clean, well maintained overall
Bathroom	New	Main bath: large-format white wall tile with a dark mosaic feature strip, frameless glass shower, built-in bathtub, white flat-panel vanity, dark grey floor tile, grout clean with no discolouration
Exterior	Good	single garage with roller door at the front, tile roof, brickwork with no cracks, side elevation intact with no staining or spalling, roof tiles and gutters intact, aerial view shows uniform roof tiles with no damage
Floors	Living/Family/Bedrooms·Carpet: Good; Kitchen/Dining·Tile: New; Bathroom/Laundry·Tile: New	carpet: living room, family room, bedrooms, uniform colour with no visible staining, light wear; tile kitchen: large-format white tile, clean with no

		cracks; tile bath: dark grey tile, clean with no cracks
Walls	New	uniform paint throughout, no cracks, water marks or touch-up patches
Other Observations	—	Patio: roofed, open-sided paved entertaining area at the rear with outdoor dining setting; Shed: small grey Colorbond shed at the rear, single door, no lining visible; Pool: full rear yard view, no pool

Other

Pool: None
Shed: Basic Colorbond storage shed, single door, no lining
Yard/Fencing: Large trimmed hedge along the front, well-maintained lawn and garden at the rear, no issues observed