



28 Erskine St, Dubbo, NSW 2830

Sold - 15/08/2017

Townhouse  



A Multitude of Uses...

Built in approx. 1890 this two bedroom townhouse is just a short walk from the CBD and makes for the ideal central location to live or to set up a business under the flexible B6 Enterprise Corridor zoning. Beautiful 3.3 metre high ceilings flow through much of the residence, which also features separate lounge room, dining room and kitchen, along with a modernised bathroom. Apart from the more than handy central location which puts you on the doorstep of many of Dubbo's culinary delights, additional features of the property include a Mitsubishi split system air conditioner, classy and historic polished floorboards, dishwasher, natural gas point and a paved court yard with back lane access. The flexible B6 Zoning has a multitude of uses, so feel free to call the friendly team at Redden & Hansen Real Estate to have a detailed property information brochure sent to you today, or to arrange your personal inspection for a time that suits you!

Information on Zone B6, from the NSW Governments Planning & Environment Website:

Enterprise Corridor

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To facilitate a mix of business and retail development on the Mitchell, Newell and Golden Highways that services the needs of the travelling public.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Restaurants or cafes; Rural supplies; Seniors housing; Shop top housing; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4.

Comforts

Listed By



Matthew Hansen
Phone: (02) 6882 1166
Mobile: 0427 454 357

□ Michael Redden
Phone: (02) 6882 1166
Mobile: 0409 844 036

Open for Inspection

By Appointment.

Property Features

- Flexible B6 Enterprise Corridor zoning
- Ideal first home or investment
- Natural gas connected
- Mitsubishi split system air conditioner
- 3.3 metre high ceilings in most rooms
- Historic open fire places

