

Sold

### 3-5 Dandaloo St, Trangie



#### " Rare Opportunity Work & Live At The Same Address" " Unique Investment Great Potential Home + Rental Income"

We Offer for sale this unique property on 2 titles. A Rare large retail space many years ago it was the local Holden Dealership on main street with frontage 12.5m wide & 29m long. Currently used as retail hardware store. Detached storage shed with street frontage 10m wide & 15m long currently used for retail storage. The rear of the fully fenced block boasts 3 large bedrooms + rumpus or 4th bedroom home, sunroom/covered front verandah, covered rear verandah, dining room, bathroom, separate toilet, attached outside laundry. Recently painted throughout with new floor coverings to kitchen, dining, bathroom and rumpus. Large detached carport behind shop with 4 car space openings and 15amp power running through from shop. The shop, storage shed & house all have separate power meters boxes and can be rented out individually. All water from one meter. Retail Shop would rent for minimum \$200 per week, The storage Shed would rent for minimum \$50 a week and the house would rent for \$250 a week. Ideal investment would earn \$500+ a week income. Or owner occupy work out the front and live out the back in this friendly small country town of Approx 1000 people 72klms west of Dubbo an easy 45min drive.

3 1 4 1,948 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	64
<b>Land Area</b>	1,948 m2

#### Agent Details

Andrew Ball - 0407964405

#### Office Details

Trangie  
5 Dandaloo St Trangie NSW 2823  
Australia  
0407964405



LOCALLY OWNED & OPERATED INDEPENDENT AGENCY  
PROUD TO SERVICE THE CENTRAL WEST  
WE ARE 100% COMMITTED TO COUNTRY NSW

All information is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy. We advise any interested persons to make their own enquiries about this information prior to entering into any agreement or contract of sale.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.