



**8 St James Close Dubbo NSW**

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Attention Investors: This impeccably maintained 2-bedroom brick veneer duplex is an exceptional opportunity. Strategically located near hospitals, the university, schools, TAFE, Orana Mall, Macquarie Inn, and CBD amenities, it offers unparalleled convenience with easy car and bus access.

The interior boasts a practical layout featuring light-filled rooms and generous built-in storage. Modern comforts include ducted evaporative air conditioning and a gas point for year-round comfort. The exterior offers a paved area ideal for outdoor entertaining, a single garage, and a low-maintenance yard with established trees.

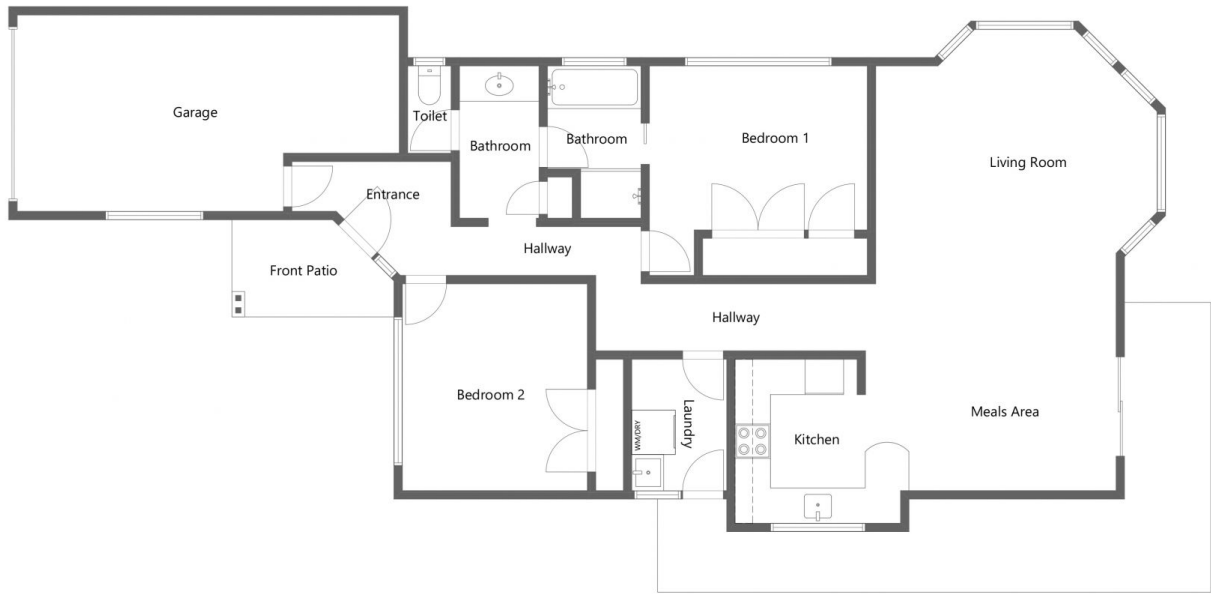
With such a desirable combination of features and a

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**Type** : Semi Detached  
**Price** : \$ 407,000  
**Land Size** : 567 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/semi-detached/7956020>



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**BOB BERRY** 8 St James Close

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position

