



39A Sea Crescent Dubbo NSW

Positioned in the ever-popular Southlakes Estate, this near-new duplex presents a standout opportunity for investors seeking a low-maintenance property with immediate income and long-term appeal.

Only 12 months old, the home is currently leased to professional tenants at \$630 per week.

Designed for modern living, the property features four well-proportioned bedrooms, a central bathroom, and a single remote garage, all set on an easy-care 421sqm block.

The contemporary kitchen is equipped with quality appliances including a dishwasher, electric underbench

[For full version visit the website](#)

4 2 1

Type : Semi Detached
Price : \$680,000 - \$700,000
Building Size : 122 sqm
Land Size : 421 sqm
View : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/dubbo/residential/semi-detached/8697327>



Tracey Coe
02 6892 6892



LIVING	121.63
GARAGE	18.68
REAR PATIO	11.56
PATIO	1.73
TOTAL	153.60 sq.m.
	(16.53 sq.)

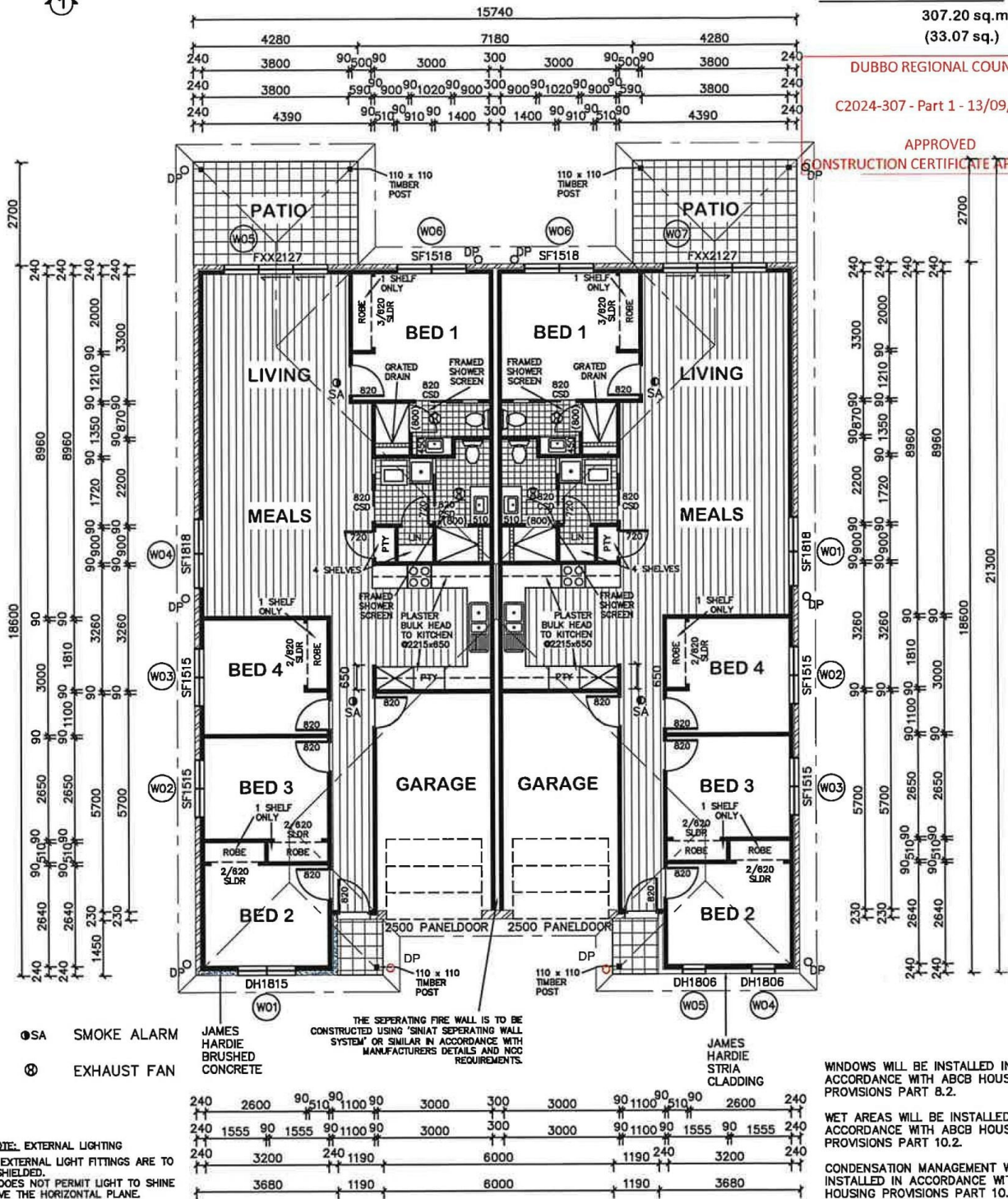


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307.20 sq.m.
(33.07 sq.)

DUBBO REGIONAL COUNCIL
C2024-307 - Part 1 - 13/09/2024

APPROVED
CONSTRUCTION CERTIFICATE APPLICATION



- SA SMOKE ALARM
- ⊙ WF EXHAUST FAN

THE SEPARATING FIRE WALL IS TO BE CONSTRUCTED USING 'SINIAT SEPARATING WALL SYSTEM' OR SIMILAR IN ACCORDANCE WITH MANUFACTURERS DETAILS AND NCC REQUIREMENTS.

JAMES HARDIE STRIA CLADDING

WINDOWS WILL BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 8.2.

WET AREAS WILL BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 10.2.

CONDENSATION MANAGEMENT WILL BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 10.8.

STAIRS AND STAIR TREADS WILL BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 11.2.

EXHAUST SYSTEMS THROUGHOUT DWELLING WILL BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 10.8.

* NOTE: EXTERNAL LIGHTING
ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

LIFESTYLE INCLUSIONS "NOOSA SG" MODIFIED



DATE: 04.07.24	SCALE: 1:100 (A3)	DRAWN: NT
SHEET: 1 / 7	JOB No: 24078	ISSUE: F

DRAWING:
FLOOR PLAN
LOT 4323 SEA CRESCENT, DUBBO
MAAS GROUP PROPERTIES



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