



**POSITIVE INCOME
PROPERTIES**



Duplex 1

Duplex 2



3 BEDROOMS



1 GARAGE



2 BATHROOMS



127 M²

Disclaimer: Façade image is for illustration purposes and may vary from final council approved plan

1 PART CONTRACT

HALF DUPLEX

3 BEDROOMS

One Part Contract Price

\$699,990

The Outlook Estate Dubbo NSW
2830 (**Duplex 1**)

Property Information

- **Total Build Size** : 254 square metres
- **Build Size Per Unit** : 127 square metres
- **Land Size** : 640 square metres
- **Region** : Dubbo
- **Land Registration Date** : December 2026

Design Features

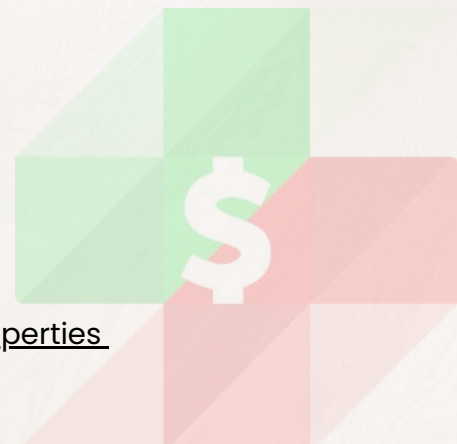
- Stone benchtops to kitchen cabinetry
- Stainless steel kitchen appliances including dishwasher
- 450mm x 450mm ceramic tiles throughout
- Quality carpet to all bedrooms
- Ducted airconditioning (in all bedrooms and living areas)
- LED downlights to all living areas and bedrooms
- Ceiling fans in living area and all bedrooms
- Driveway, fencing x 2 yards, garden taps, and turf
- Clothesline, letterbox, antenna, flyscreens, and blinds
- Site works, council charges, subdivision fees and standard construction costs included

Returns at 4.83%

\$600 - \$650 per week or \$23,400 per annum

VISIT

Duplex Investment Properties





**POSITIVE INCOME
PROPERTIES**

OUR PROCESS

Positive Income Properties has access to hundreds of investment properties across Australia. We use DEAPS to deliver Low Risk High Return properties for our client and we arrange to meet our clients' Goals, Aspirations and within their Budget.



DETERMINE

Determine your investment property goals and financial capability.



EVALUATE

Evaluate the market and focus on locating suitable properties.



ASSIST

Assist in securing finance with our industry partners.



PROVIDE

Provide support in all aspects of the build to handover



SOURCE

Source reliable tenants and property management.

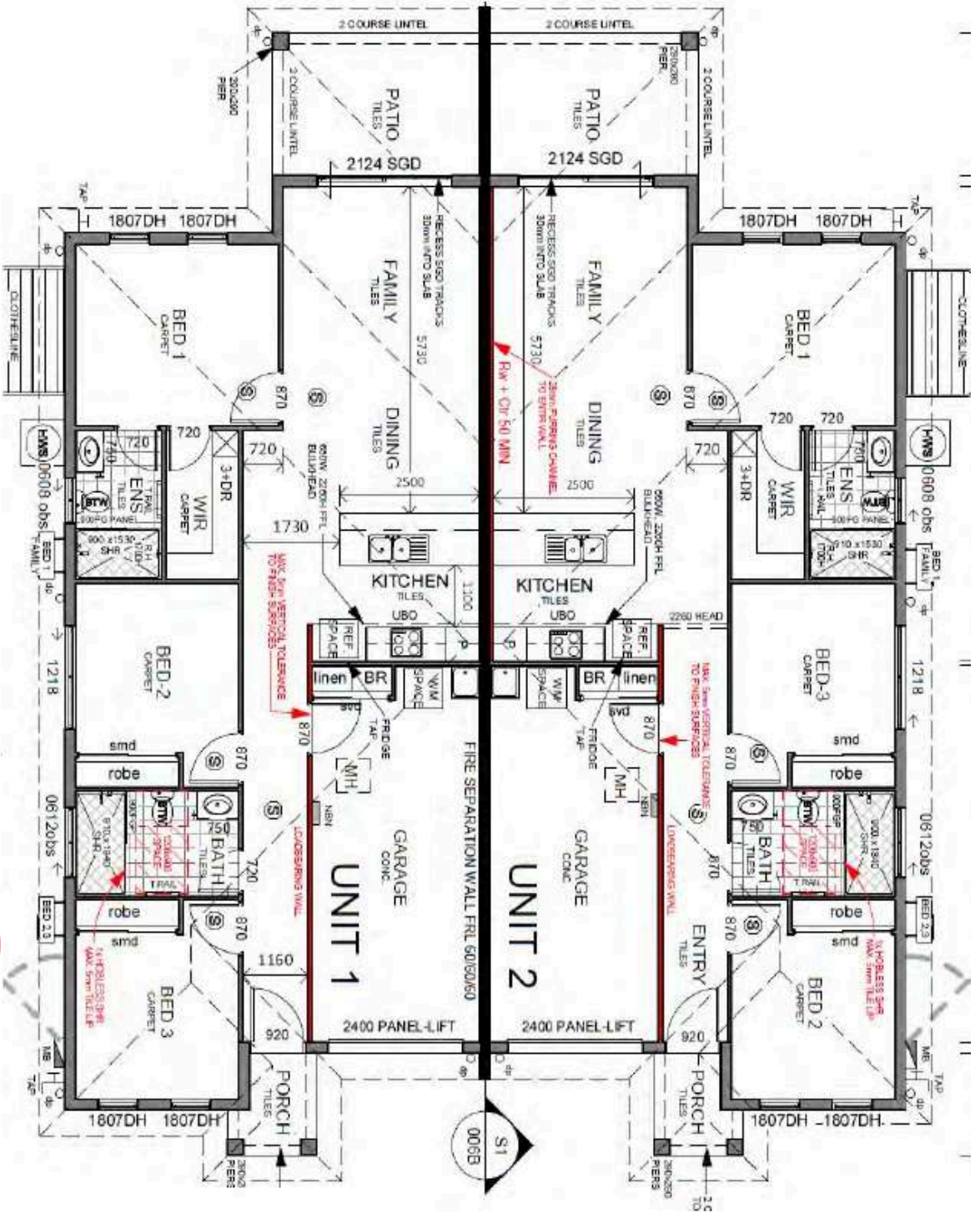


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DUPLEX



2 DUPLEX

02/06/2026

To Whom It May Concern,

RENTAL APPRAISAL: Custom Duplex 252, Outlook Estate Dubbo

Further to our inspection we wish to confirm that if we were to offer the above mentioned property in the current rental market, we feel a reasonable rental price for the property would be in the vicinity of \$600 - \$650 per week. Please note this price may be subject to change upon physical inspection.

Although every care has been taken in arriving at this figure, we stress that this is an opinion only and could be subject to change depending on the market situation at the time of letting.

We trust this information is of assistance to you. Please do not hesitate to contact us on 0418 124 342 should you have any further queries.

Yours faithfully,



Ava Galea

Residential and Rural Lifestyle Sales & Property Manager

DUBBO

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WARREN | NYNGAN

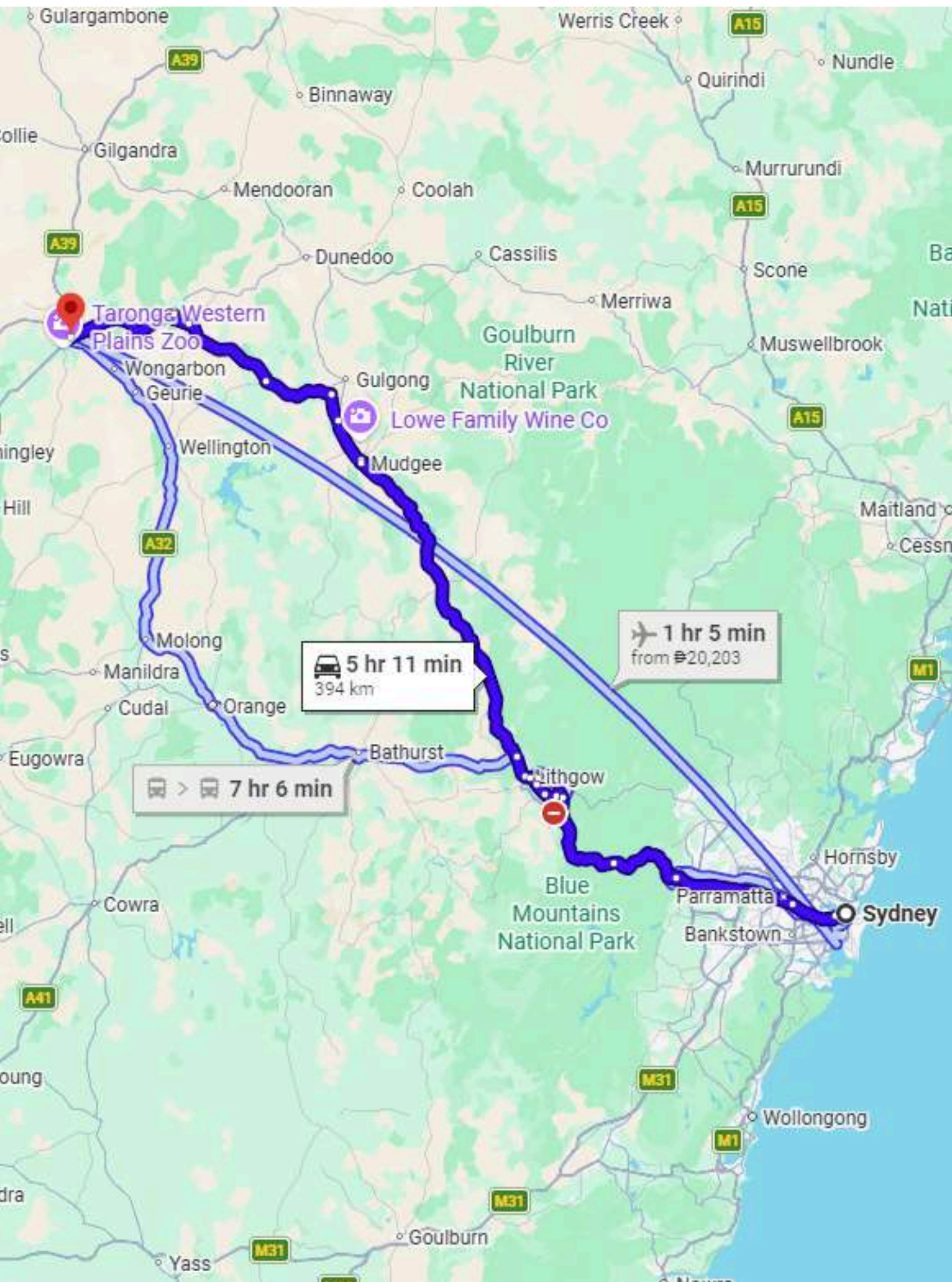
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CITY OF DUBBO NEW SOUTH WALES



DUBBO IS A MAJOR LOGISTICS HUB

SERVICING THE REGION'S MINING, ENERGY AND FARMING INDUSTRIES



DELROY PARK ESTATE LOCATION



DELROY PARK ESTATE MASTERPLAN

