



### 36 Bolaro Street Dunedoo NSW

2 🏠 2 🚗 3 🚗

Positioned in the centre of Dunedoo's main street, this versatile commercial property presents an incredible opportunity for investors or business owners alike. Set across two titles totalling 1012sqm, 36 Bolaro Street offers endless potential with flexible zoning, multiple income streams and significant potential for future development.

The first title features an established commercial shopfront and residence, while the second title is largely vacant - providing endless scope to expand or develop.

- Zoned E1 Local Centre
- Shopfront with potential for dual tenancies or retail/office mix
- Office space with toilet and shower facilities
- Two-bedroom residence featuring lounge room, kitchenette and bathroom
- Rear lane access, single car garage, garden shed and large shed for additional storage
- Ample space on the adjoining vacant title for further improvement or development

[For full version visit the website](https://www.thepropertyshop.com.au)

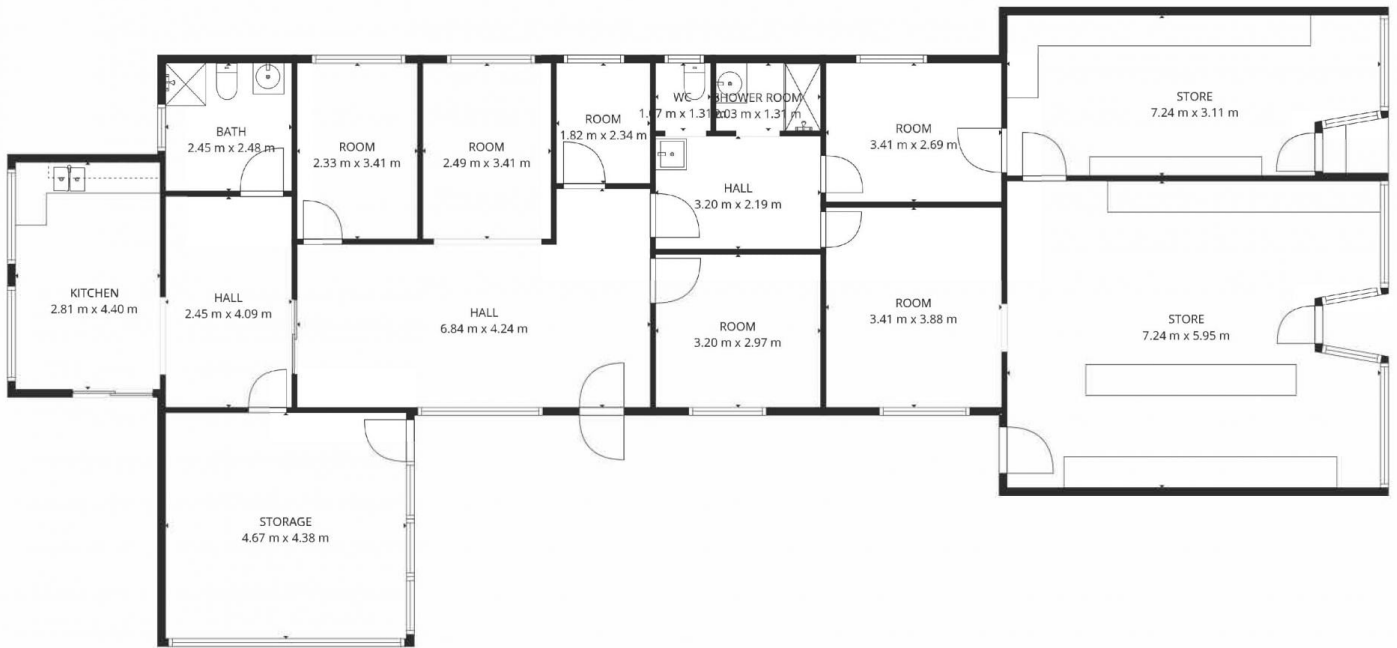
**Type** : House  
**Price** : GUIDE \$490,000-\$520,000  
**Land Size** : 1012 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/dunedoo/residential/house/8526524>



**Annie Christensen**  
02 6372 2222



**Patrick Power**  
02 6372 2222



ADDRESS: 36 BOLARO STREET, DUNEDOO NSW 2844

**TOTAL: 185 m<sup>2</sup>**  
 FLOOR 1: 185 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 20 m<sup>2</sup>, WALLS: 14 m<sup>2</sup>

FLOOR PLAN CREATED - MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

