



## Huge Commercial & Residential/Farmlet Sites - Golden Highway Frontage

Land/Development • Retail • Industrial/Warehouse

11 & 13 Dubbo Street, Elong Elong, NSW 2831

**Floor Area:** 340,000 m<sup>2</sup>

**Land Area:** 34.00ha (84.02 acres)  
(approx)

**For Sale**

Negotiable

For Sale

### Property Description

This large site situated on the Golden Highway half way between Dubbo and Dunedoo includes a Service Station with General Store (Elong Rural), Post Office plus a huge 6 bedroom residential brick home with pool. The service station offers fuel, food, drinks and ancillary sales plus several large storage sheds. Ample space for cars and trucks for resting or refueling. It is the only service station between Dubbo and Dunedoo.

13 Dubbo Street is leased to a National tenant to October 2023 plus 5 year Option periods.

Also on offer is 520 Elong Elong Road being 29.34 Hectares (approx.) of rural land with potential to be subdivided into 5 x 5 Hectare farmlets with building entitlements (STDC).

Thirdly, this large offering includes 13 separate blocks of approximately 2,000m<sup>2</sup> each for future potential development.

To Be Sold Whole or in Separate Parts

Total Approx. Land Area: 39,448 m<sup>2</sup> plus 29.34 Hectares of Rural Land

Sale Price: Negotiable

### Additional Details

#### Tenure Type

Tenanted  
Investment



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