

# Raine&Horne.<sup>®</sup> Commercial

DUBBO  
13 Victoria Street

## Dominant Dual Highway Frontage Development Site

Sold

Raine & Horne Commercial Dubbo is delighted to offer 13 Victoria Street, Dubbo for sale by way of Public Auction on Wednesday, 30 April 2025.

Perfectly positioned on the intersection of the Newell and Mitchell Highways. this substantial 1,755 square metre landholding presents an outstanding opportunity for major commercial development in the thriving regional city of Dubbo.

### Property Highlights:

- A generous 1,755 sqm landholding, strategically located with dual frontage to the Newell and Mitchell Highways.
- Positioned close to established businesses such as Ibis Budget Hotel, BP, Coles Express, Westside Hotel.
- SP3 Tourist Zoning allows various potential uses, including takeaway food premises, accommodation, medical facilities, childcare services and tourism-related projects (STCA).

Property ID	L33300220
Property Type	Land/Development
Land Area	1755.0 sqm

### AGENT

**Joe Burgun**  
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✉️ [joe@rhdubbo.com.au](mailto:joe@rhdubbo.com.au)

- Estimated average daily traffic flow of 43,470\* vehicles, offering unparalleled visibility and exposure.
- Features direct pedestrian access to the world renowned Taronga Western Plains Zoo.
- Dubbo: key regional city in NSW, with a population of 55,894\*. It serves as the primary service hub for the Central West, supporting 26,650\* jobs and generating an annual economic output of \$8.620 billion\*.

For more information, please contact the exclusive selling agents Joe Burgun (0418 649 871) or Thomas Haylock (0400 372 389) at Raine & Horne Commercial Dubbo.

\*Approximately