

# Raine&Horne.<sup>®</sup> Commercial

DUBBO  
7R Chapmans Road

## Potential Development Opportunity

\$6,000,000

Raine & Horne Dubbo is proud to present 7R Chapmans Road Dubbo NSW 2830, a very exciting land development opportunity in the South West area of Dubbo, which has become a premier lifestyle destination in recent years.

7R Chapmans Road, Dubbo comprises 44.52 hectares (110 acres) of prime subdivision potential on the South Western edge of Dubbo. The site consists of approximately 632 meters of frontage to Chapmans Road with a depth of approximately 697m in which runs directly West from the frontage line. Single phase power enters the property from the front gate. (Chapmans Road). The site offers a modern 2018 built transportable 3 bedroom, 2 bathroom weatherboard home with a double lockup garage, 4x dams holding water, large open space with a small percentage of tree lined area.

Upon sale, all plant & equipment including any loose items will be removed prior to settlement by the seller.

Location Highlights

Property ID	L36098760
Property Type	Land/Development
Land Area	44.52 hectares

### AGENT

**Ken Mongan**

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- Located close to other thriving estates including Outlook Estate, Grangewood Estate & Huntingdale Estate.

- Strong local area position close to Delroy Park shopping complex, Delroy Park Medical, schools, daycare centres and a lush 27 hole championship golf course

- A taxi fare from 7R Chapmans Road to the CBD will cost you about \$25

#### General Region Highlights

- 5 hours to Sydney and Newcastle by road or 1 hour by air from Dubbo Regional Airport, serviced by Regional Express (Rex), QantasLink, Link Airways and Air Link

- Dubbo is the major regional economic hub of rural NSW, with a catchment area one third the size of NSW. Dubbo's expanding marketplace, affordability and general 'liveability' is a major draw card for attracting families and businesses.