

# FOR SALE



**REDDEN FAMILY**  
— *Real Estate* —



**81 Dandaloo Street, Narromine**

**FOR SALE: OFFERS INVITED !**



3 Gilgai Court,  
Dubbo NSW 2830



0409 844 036  
0467 193 268

**PRIME COMMERCIAL PREMISES**

[www.reddenfamily.com.au](http://www.reddenfamily.com.au)

# Executive Summary

<b>Address</b>	<b>Corner of Dandaloo &amp; Burroway Streets known as 81 Dandaloo Street, Narromine</b>
<b>Property Title</b>	<b>4/28870 &amp; 5/28870</b>
<b>Site Area</b>	<b>Approx. 158.10 m2</b>
<b>Zoning</b>	<b>B2 - Local Centre</b>
<b>Council Rates</b>	<b>Approx. \$1,879.32</b>
<b>Construction</b>	<b>Brick rendered with iron roof</b>

## **PRIME RETAIL OR OFFICE PREMISES !**

**A rare opportunity to purchase a prime location in the main street of Narromine. The premises are situated in heart of the CBD on the corner of Dandaloo and Burroway Streets in a prominent position surrounded by many well established businesses. The premises sits on a 158.10 m2 block which mostly comprises the shop and features 3.6m high ceilings, plenty of storage rooms, kitchenette, amenities and a large open shop space complete with a great shop front that utilises the whole corner of the street frontage complemented by formal gardens and having 2 entrance doors provides the potential for investors to split the shop into 2. These premises represent an excellent opportunity for business owners to secure a prime location for their business or investors and self managed super funds looking to expand their commercial portfolio. The shop is currently being occupied by Narromine's favourite Cottage Craft shop so can be sold with the current tenancy or with vacant possession and being zoned B2 – Local Centre allows for a variety of uses.**





## **FRONT SHOP SPACE: 8.1m x 6.3m x 10.8m x 4.4m**

- Carpet floor coverings
- Ceiling fan x 2
- 2 separate entrance doors provides the potential for the premises to be split into 2 separate shops
- Large shop front windows that utilised the whole corner of the street frontage
- Fujitsu reverse cycle split system air conditioner
- Fixed shelving

**NB: EXCLUDED FROM THE SALE are all free standing shelves, serving counter, security cameras & fridge as they belong to Tenant**





## PLENTY OF STORAGE ROOMS: 10.8m x 4.4m

- Carpet floor coverings
- Ceiling fan x 2
- 2 separate entrance doors provides the potential for the premises to be split into 2 separate shops
- Large shop front windows that utilised the whole corner of the street frontage
- Fujitsu reverse cycle split system air conditioner
- Fixed shelving







## **KITCHENETTE: 5.2m x 2.0m**

- Privately positioned behind front showroom
- Stainless steel sink
- Plenty of shelves for storage
- 6 x power points
- Carpet floor coverings
- High ceilings



- Unisex toilet
- Storage shelves
- Concrete floors



# CONTRACT FRONT PAGE

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## Contract for the sale and purchase of land 2019 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	Redden Family Real Estate 3 Gilgai Court, Dubbo, NSW 2830	Phone: 0409 844 036 Ref: Michael Redden and Tracey Redden
co-agent		
vendor	Enid Claire Burgess	
vendor's solicitor	Orana Conveyancing 6, 173 Darling Street, Dubbo NSW 2830 PO Box 612, Dubbo NSW 2830	Phone: 02 6882 1133 Email: jenny@oranaconveyancing.com.au Fax: 02 6882 1199 Ref: JW:DL:229106
date for completion land (address, plan details and title reference)	42nd day after the contract date 81 Dandaloo Street, Narromine, New South Wales 2821 Registered Plan: Lot 4 & 5 Plan DP 28870 Folio Identifier 4 & 5/28870	(clause 15)
improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: Commercial Premises	
attached copies	<input type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:	

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

inclusions	<input type="checkbox"/> blinds <input type="checkbox"/> dishwasher <input checked="" type="checkbox"/> light fittings <input type="checkbox"/> stove <input type="checkbox"/> built-in wardrobes <input checked="" type="checkbox"/> fixed floor coverings <input type="checkbox"/> range hood <input type="checkbox"/> pool equipment <input type="checkbox"/> clothes line <input type="checkbox"/> insect screens <input type="checkbox"/> solar panels <input type="checkbox"/> TV antenna <input type="checkbox"/> curtains <input checked="" type="checkbox"/> other: Reverse Cycle Air-Conditioner
exclusions	
purchaser	
purchaser's solicitor	
price	
deposit	(10% of the price, unless otherwise stated)
balance	
contract date	(if not stated, the date this contract was made)
buyer's agent	

vendor

GST AMOUNT (optional)  
The price includes  
GST of: \$

witness

purchaser   ☐ JOINT TENANTS   ☐ tenants in common   ☐ in unequal shares

witness



# LOCATION MAP





# 81 Dandaloo Street, Narromine

# FOR SALE



**BIRD'S EYE VIEW**



**PRIME CORNER LOCATION**

## FEATURES

- Prime corner location with great shop front and landscaped gardens
- 2 entrance doors which provides the potential to split the shop into 2 separate shops
- Located opposite Tom Perry Park and many historical landmarks including Narromine Cenotaph, Narromine Town Clock and Glenn McGrath Statue
- Narromine Train Station across the road
- High ceilings, kitchenette, amenities and plenty of storage areas
- Surrounded by well established businesses

**NB: Room measurements are approx. only**



**LANDSCAPED STREETSCAPE**

**Redden Family Real Estate recommend you obtain the following:  
Independent legal advice, Unconditional finance, Pest & building inspections**

The enclosed information has been furnished to us by the property's owners. We have not verified whether or not that the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

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