

FOR SALE



62 Mann Street, Coolamon

Introducing an opportunity for investors and downsizers alike at 62 Mann Street, Coolamon, This delightful two-bedroom cottage boasts an idyllic location, merely a stone's throw from the vibrant town centre, offering the perfect balance of convenience and tranquility.

Nestled on a generous 666 square metre plot, the residence greets you with its captivating open plan living space, featuring a modern kitchen, dining, and lounge area. The kitchen is a testament to contemporary design, with sleek timber benchtops and a freestanding electric oven. The Braemar Split System ensures comfort

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Price: \$325,000

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throughout the changing seasons, while the lounge room extends onto both front and rear full-length verandas, presenting an inviting space for relaxation and entertaining.

The two cosy bedrooms are complemented by a contemporary bathroom, complete with a shower and floor-to-ceiling tiling. A separate toilet enhances functionality. Outside, the shady and secure yard promises privacy, along with a handy garden shed and a carport to cater for your vehicle needs.

This quaint abode is currently generating a steady income at \$285 pw, with a lease in place until May 2025, making it an attractive proposition for investors. For those looking to downsize, the low-maintenance appeal and central location make it an equally appealing choice.

Don't miss the chance to own a piece of Coolamon's charm. Contact us to discover how 62 Mann Street can be the smart addition to your property portfolio or the peaceful retreat you've been searching for.

All information contained in this document is from sources the Agent and Vendor believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

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