



**MANNES**  
AGENCIES

Coleambally Newsagency  
104 Brolga St, Coleambally



## Great Business Opportunity

### Seeking all reasonable offers

Established, consistent freehold business, new fully compliant NSW Lotteries console, Commonwealth Bank sub-tenancy in place. Highly motivated vendors have requested all offers to be forwarded for consideration.

Please contact Anthony or Conjunction Agent Peter Campbell on 0412 694 069 for further information.

Inspection by appointment. REX airlines flies daily from Sydney and we can organise transfers to Coleambally. Full refund of first inspection flights to final buyer.

### Contact Agent



**Anthony Mannes**  
0447 002 601

Contact Agent for Inspection times



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Coleambally is situated in the Riverina region of New South Wales, 65km from Griffith, 400km north of Melbourne and 645km south west of Sydney. The modern township sits amidst a cypress pine forest with excellent amenities including two schools, sporting grounds, 25m public pool and local supermarket as well as a three day annual food festival. Affordable house prices and a tightknit supportive community make Coleambally the perfect location for the ultimate lifestyle change.

The economy of Coleambally is centred on irrigated agriculture. The irrigation scheme is the most efficient and modern open channel gravity scheme in the world and drives the prosperity of farmers in the region. The Coleambally Irrigation Co-operative Limited delivers water across an area of approximately 400,000ha, with 79,000ha intensively irrigated. Crops include rice, corn, cotton, wheat, barley, grapes and almonds.

Coleambally is also home to 1700ha of crown land with the Co-op and community active in supporting local biodiversity and the protection of both flora and fauna species which are highly endangered elsewhere. Those thriving in the local area include the Southern Bell Frog, Superb Parrot and Bittern.