



**MANNES**  
AGENCIES

34 Kookaburra Avenue  
Coleambally



## Quality, Space, Substance & a HUGE New Shed!

4 2 2

### AUCTION on site 10am Saturday 4th November 2017

Boasting modern brick veneer construction along with 4 generous bedrooms, 2 bathrooms, 2 living areas and separate dining, the presentation of the property is a credit to the vendors and a rare opportunity for the lucky purchasers!

Located among quality homes in Coleambally's finest area, there is much more to the property than can be seen from the street. The newly constructed 18.7m x 7.6m shed has a concrete floor, 3m eaves and it's own bathroom. The shed is in addition to the double lock up garage!

With no rear neighbours and very low maintenance grounds on a landscaped, split level 1025m<sup>2</sup> block, the property suits families, couples and retirees alike.

Vendors are relocating and ready to meet the market. Only an inspection can do this home justice. Inspections by appointment.

### Contact Agent



**Anthony Mannes**  
0447 002 601

Contact Agent for  
Inspection times