



**MANNES**  
AGENCIES

21 Bencubbin Avenue  
Coleambally



## FOR SALE

**Asking \$185,000**

Conveniently located at the western end of Coleambally's main industrial thoroughfare, 21 Bencubbin Avenue offers 4483m<sup>2</sup> of land with generous infrastructure comprising of a 18m x 12m main workshop, 7.5m x 12m rear undercover bay, office, tea room and amenities.

The property also includes a 2 bedroom self contained residence and is one of only a few in the industrial area of Coleambally with an approved residence.

Previously operated as an engineering business, the property would suit a variety of commercial uses and the rental yields have been strong.

Inspection by Appointment.

### Contact Agent



**Anthony Mannes**  
0447 002 601

**Contact Agent for  
Inspection times**