



**MANNES**  
AGENCIES

7 Bluebonnet Crescent,  
Coleambally



## For Sale By Private Treaty – \$185,000

### Attention investors & first home buyers

7 Bluebonnet Crescent is an attractive Cottage Style home with a lot to offer. This newly renovated property offers a great opportunity to first home buyers and investors alike.

The property has 2 living areas, 2 bedrooms including a generous size master and built ins in the second. Reverse cycle split system air conditioning in main living area and both bedrooms. The property has a new kitchen and bathroom. There is plenty of storage with a walk in pantry and large linen cupboard. New flooring and fresh paint throughout the home. The second living area has large windows offering a view of the fully enclosed spacious backyard.

Set on 816m<sup>2</sup> block, the yard is low maintenance, fully enclosed with side and rear access. There are 2 garden sheds on the property, both on concrete slabs, the larger shed 3.5m x 6m with power. A single carport is also attached.

Coleambally still boasts low rental vacancy rates and solid returns for investors. And for first home buyers the property is not only affordable due to the very reasonable asking price but also for the fact that nothing needs to be spent. Your inspection is strongly recommended.

### Contact Agent



**Anthony Mannes**  
0447 002 601

Inspection by appointment only