



**MANNES**  
AGENCIES

**45 – 47 Bencubbin Ave, Coleambally**  
Rare Double Industrial Block with Residence



**Properties of this type rarely become available in the industrial hub of the thriving Coleambally township. With the Bencubbin Avenue upgrade progressing, this property offers lucrative opportunities for purchasers as the vendor advises that a dwelling entitlement exists on both titles.**

**Features include:**

- All steel shed approx. 14m x 28m with concrete floor, apron and mezzanine floor
- 4 Bedroom, 2-bathroom clad home with large attached outdoor area and established lawn areas
- 10' Demountable office building
- 3 Phase power to the shed
- All permanent structures erected on 47 Bencubbin Avenue affording the astute purchaser the option of subdividing STCA
- Ample gravel hardstand

**FOR SALE:** By Private Treaty

**PRICE:** Asking \$370,000

**INSPECT:** By appointment with the selling agent.

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