



2 Falcon Road
Coleambally NSW

AUCTION



Versatile Commercial / Light Industrial Site with Accommodation

Land Area: 1718m² (approx.)

Accommodation: Self-contained, air-conditioned 1 bedroom demountable

Improvements: Air-conditioned site office with separate amenities block

Shedding: 250m² approx. All steel shed, high-bay lights, 3PH power & amenities

Other: Compacted gravel hardstand, established lawn/gardens, town water and sewer, 10kW solar array

Centrally located light industrial property, in the heart of Coleambally – with on-site accommodation. Properties like this are a genuine rarity, purchasers will appreciate the ability to generate an income stream from accommodation while carrying on their business – or living on-site.

Other nearby businesses include irrigation supplies and hardware retail, passenger and industrial tyres and automotive repairs. Directly opposite the Coleambally Club and Sportsground and a short walk to town shops, services and amenities. The executors are offering the property for genuine sale and prior offers will be forwarded to the vendors. The potential of this property is limited only by your vision – a must to inspect.

FOR SALE: By Public Auction *UNLESS SOLD PRIOR*
On-Site 4pm Tues 20 Oct 2026

INSPECT: By Appointment

