# 39 Kingfisher Avenue
## Coleambally NSW

MANNES AGENCIES EST 2016




## Renovated 3 Bedroom Home – Convenient Location, Demonstrating Strong Returns!

**Bedrooms:** 3 **Bathrooms:** 1 **Land Area:** 1005m$^2$
**Construction:** Clad / Iron Roof **Comfort:** Reverse Cycle A/C

Located a short stroll to all town amenities including hotel, cafes, shops, schools and sporting facilities, investors and owner occupiers alike will love the convenience.

The 3-bedroom home has undergone extensive internal updates including bathroom, kitchen, paint and floor coverings. The living area is generous and the large internal laundry houses a second W/C.

Currently rented, the property is demonstrating 6.5%-7% gross returns and the Coleambally market continues to enjoy minimal vacancy rates.

Call to book your private inspection.





**FOR SALE:** By Private Treaty
**PRICE:** On Application
**INSPECT:** By Appointment

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