

21 Polo Flat Road, Cooma, NSW 2630



House For Sale

Saturday, 11 May 2024

21 Polo Flat Road, Cooma, NSW 2630

Bedrooms: 2

Bathrooms: 1

Area: 1050 m2

Type: House



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\$440,000

Attention Investors! We have an exciting real estate opportunity for you. Presenting a two-bedroom solid brick home, currently leased at \$440 per week, sitting on a generous 1050m² block. Investors can take advantage of the large land size to create a comfortable living environment for tenants and potentially increase the property's value even further. What sets this property apart is its immense potential for dual occupancy. The current owners had a great vision and have already obtained an approved Development Application (DA) for a second four-bedroom, two-bathroom dwelling. This means you have the green light to maximize your investment by adding another dwelling to the property. Not only does this property offer an incredible investment opportunity, but it also boasts a solid brick construction. Built to last, this home requires minimal maintenance, giving you peace of mind as an investor. The sturdy brick structure ensures durability and longevity, making it an ideal choice for long-term investment. Don't miss out on this exceptional investment opportunity. Contact us today to arrange a viewing and explore the endless possibilities that await you! Property features- 1050m² block- Potential for dual occupancy - Subject to DA- Wood fireplace- 2 bedrooms- 1 bathroom- Internal laundry Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture, and descriptions.