



COOMA
12 Smith Street

3  1  1 

Builders/Developers Take Note

Sitting on 1012 sq metres of land in the centre of Cooma is this renovator's delight.

Built in the 1950's, the home provides 3 double bedrooms, living room, kitchen, laundry and bathroom.

Lock up garage.

A disabled access has been installed.

Developers please note that this block has dual street frontage. A second dwelling can be built on the land with a separate access.

Because of the Snowy 2.0 Project, rents are going through the roof. Two modern dwellings may rent for \$700 per week each (furnished).

This property provides an opportunity for an adventurous developer/investor to take advantage of a rising market.


Price – \$195,000

Agent – Don Menchin 0413 028 795

Property ID:	L1133096
Property Type:	House
Building / Floor Area:	103
Garages:	1
Land Area:	1012.0 sqm

AGENT

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