

77 Ford Street, Ganmain, NSW, 2702

House For Sale

Thursday, 12 December 2024



77 Ford Street, Ganmain, NSW, 2702

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Bruce Holden
0428278546

FOR THE ASTUTE BUYER!

What an opportune time to nestle in and add this property to your portfolio!

With a commercial shop front of Ford Street (option to convert to 2 shop fronts Subject to Council Approval) and free standing 2 bedroom cottage with separate entrance and rear lane access. Potential 'shop front', has ample street frontage, and was previously fitted with a kitchen to operate as a cafe.

Cottage has an open plan kitchen/dining and lounge area, reverse cycle air conditioning and gas heating. Bedrooms are carpeted, with floor to ceiling built in robes. Bathroom is combined with laundry, and new hot water system. External features include single carport with rear lane access, and rear courtyard.

Features:

- Block size approx. 474sqm.
- Commercial Shop Front
- 2 bedroom, 1 bathroom cottage at rear.
- Prime main street location
- Ganmain is located around 55km North West of Wagga Wagga, 50km East of Narrandera and 15km from Coolamon.