

# Flemings



## 24 Bourke Street Cootamundra NSW

1 1 1

Flemings Cootamundra is pleased to present 24 Bourke Street, Cootamundra to the market for sale.

This exceptional commercial property is situated right in the heart of Cootamundra's CBD. Offering the potential to a quality investment property to your portfolio or transform the space to cater for your business needs, this property has something for everyone.

### Features Include:

- Currently leased for \$18,011.76 + GST and 50% of all Outgoings
- Zoned E2 "Commercial Centre"
- Brick construction
- Main bathroom with shower and toilet, plus two additional

[For full version visit the website](https://www.flemingspropertyservices.com/sale/nsw/riverina/cootamundra/residential/home/7799478)

**Type** : House  
**Price** : \$340,000  
**Land Size** : 331 sqm  
**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/cootamundra/residential/home/7799478>

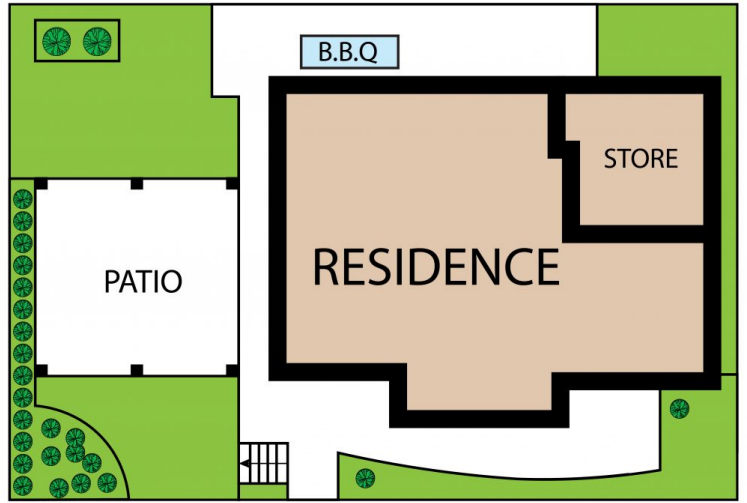
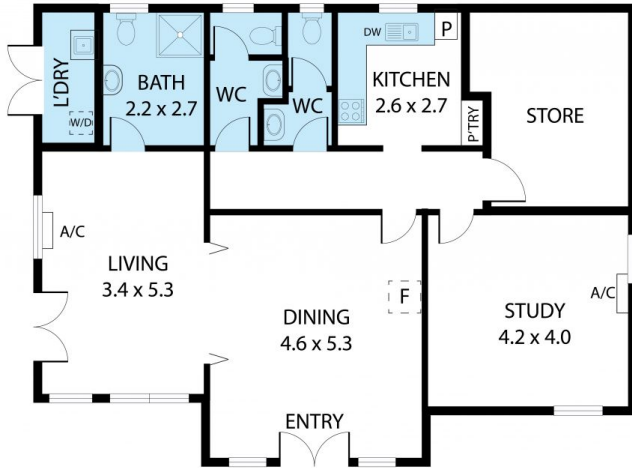


**Nick Ashe**  
02 6942 2480



**Aden Newman**  
02 6385 3337

<https://www.flemingspropertyservices.com>



24 Bourke Street, Cootamundra 2590

TOTAL APPROX. FLOOR AREA 83 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Flemings**