




# Flemings



## 23-25 Wallendoon Street Cootamundra NSW

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Flemings Cootamundra are pleased to offer 23-25 Wallendoon Street, Cootamundra to the market for Sale.

This is an incredible opportunity for investors to secure themselves an impressive property with two income streams. Or for any occupiers looking for a quality residence with additional income from the neighbouring business.

### The Shop

- 3 + 3 + 3 year lease with an established occupant who has been in operating from the premises for 15 years
- Rental income of \$295/week + outgoings
- Immaculately presented nursery & homeware business
- Improvements include; a circa 1910 original 'bakery', light-filled shopfront & a large courtyard with partial covering.

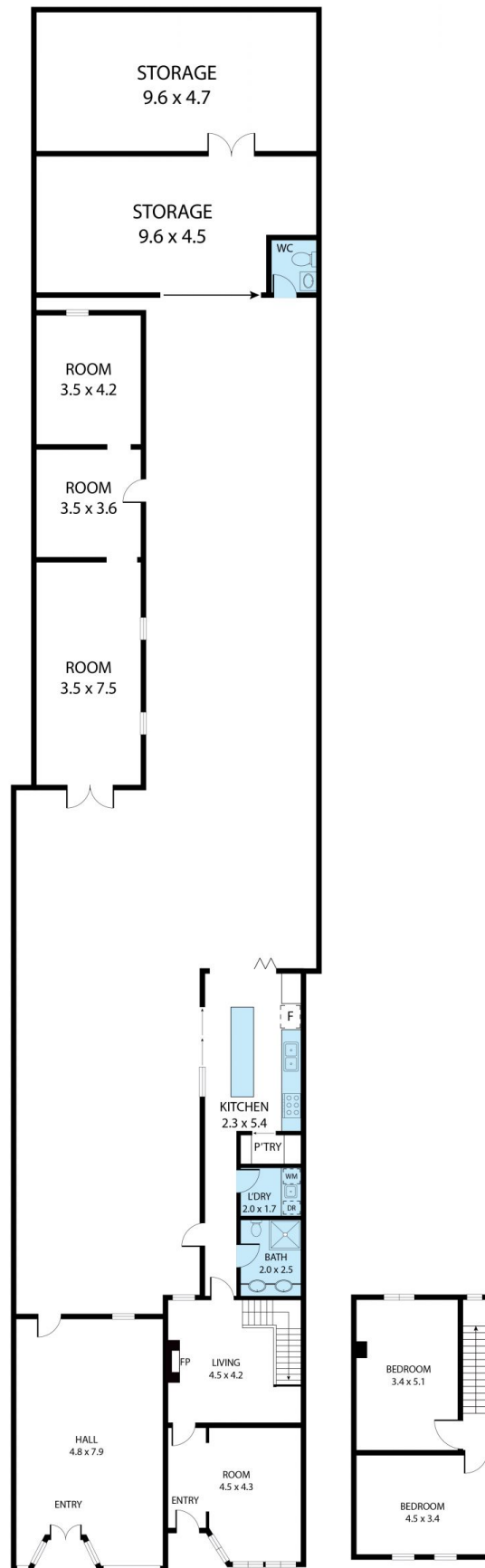
**Land Size** : 525 sqm  
**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/cootamundra/residential/semi-detached/6896767>



**Chris Ryan**  
02 6942 2480



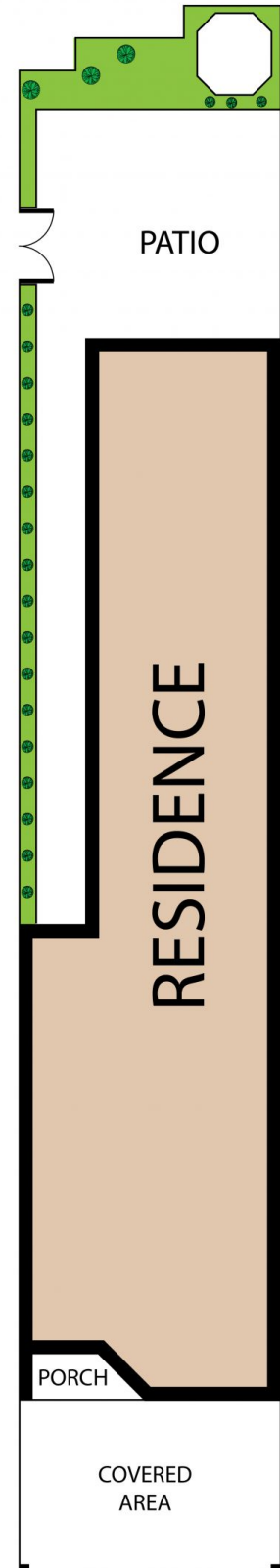
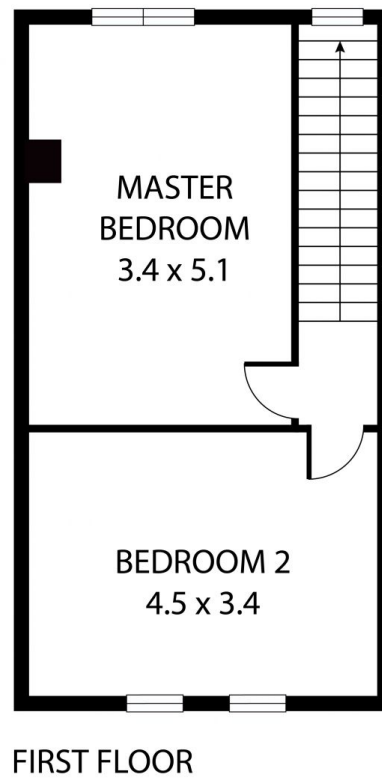
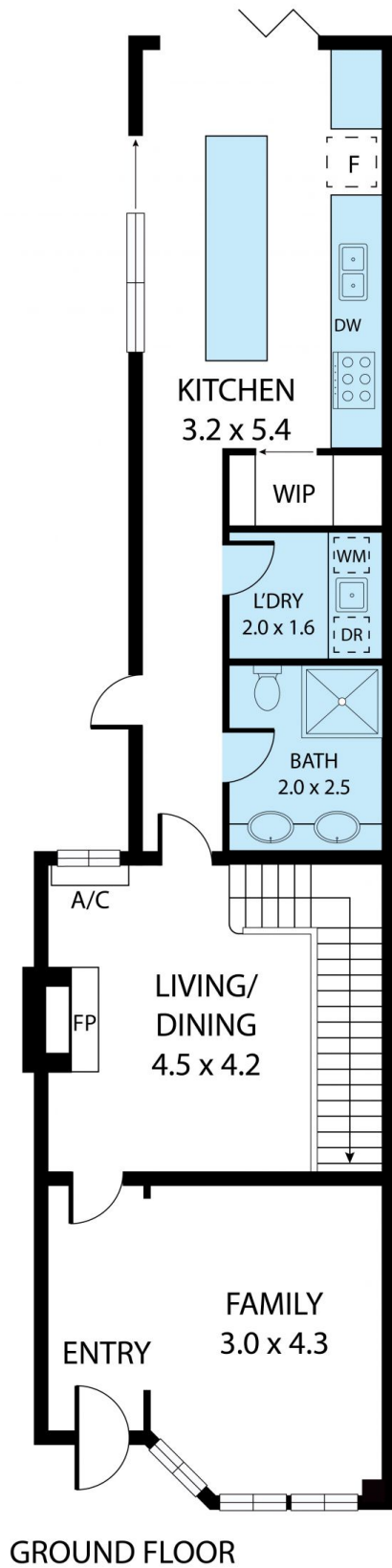
**Nick Ashe**  
02 6942 2480



23-25 Wallendoon Street, Cootamundra 2590

TOTAL APPROX. FLOOR AREA 293 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.



23 Wallendoon Street, Cootamundra 2590

TOTAL APPROX. FLOOR AREA 111 SQ.M

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