



## 165 Reed Road, COLIGNAN, VIC 3494

Unique Dual-Dwelling Opportunity with Income Potential

**0.20 hectares, 0.49 acres**

Marty Deacon, Director at Elders Real Estate, is pleased to present this rare and versatile property â€” ideal for extended families, investors, or accommodation providers.

Set on a spacious 2000m<sup>2</sup> (Â½ acre) block, this property offers two fully furnished dwellings and excellent potential for dual living or rental income.

Property Features:

Main Dwelling â€” Bunkhouse Accommodation

- \* Self-contained accommodation currently configured to sleep up to 12 occupants
- \* Includes a commercial-grade stainless steel kitchen, two bathrooms, and open plan living area
- \* Currently used to house seasonal workers at \$140 per person per week for 3â€”4

**TYPE:** For Sale

**INTERNET ID:** 20P2749

**SALE DETAILS**

**\$500,000**

**CONTACT DETAILS**

**Elders Mildura, Robinvale & Wentworth**

143 Lime Ave, 3500 79-81

Perrin Street, 3549 34

Darling Street, 2648

MILDURA, VIC

5018 6800 5026 3050 5027 3411

**Marty Deacon**

0429 953 365

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

months annually

\* Wi-Fi and mobile coverage available

#### Second Dwelling - 2-Bedroom Cottage

\* Stand-alone, fully furnished 2-bedroom home

\* Open plan living, galley kitchen, bathroom, and laundry

\* Front and rear verandas

\* Single lock-up garage plus additional lean-to for boat or second vehicle

\* Sleeps up to 8 people

#### Key Highlights:

\* Total of 6 bedrooms across both dwellings

\* Sleeps up to 20 people

\* Fully furnished - walk-in, walk-out sale

\* Income-generating potential from seasonal accommodation

\* Ideal for a larger family, dual living, or investor

An inspection will not disappoint - properties like this don't come along often!

- Land Area 2,000.00 square metres
- Bedrooms: 6
- Bathrooms: 3



**HOMESTEAD**

|                  |   |
|------------------|---|
| <b>Bedrooms</b>  | 6 |
| <b>Bathrooms</b> | 3 |



