



For Sale



## DUAL INCOME - CASHFLOW FROM DAY ONE !

Nestled within the serene neighbourhood of Koorringal and presenting an exceptional opportunity for astute investors, 58 Simkin Crescent offers a duplex with immense dual income potential. This expansive 874 square metre property comprises two well-appointed units.

- The first residence within this duplex is a charming two-bedroom unit complete with a spacious living room and an inviting dining area adjacent to the kitchen
- The kitchen itself is a delight, boasting a generous size with a modern dishwasher and a practical servery bench, perfect for entertaining or family meals
- A quaint balcony extends from the dining room, leading to a compact rear yard space, ideal for a touch of

### PRICE

\$1,195,000

### ADDRESS

58 Simkin Crescent, Koorringal, NSW 2650

### AGENTS

**Paul Irvine** – 0419613976

[paul@professionalswagga.com.au](mailto:paul@professionalswagga.com.au)

**Professionals Wagga Wagga**

182C Baylis Street, Wagga Wagga NSW 2650

0269239900

[professionalswagga.com.au/1425203](http://professionalswagga.com.au/1425203)



Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.

