






25-29 Walker Street Coolah NSW

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Positioned just moments from the heart of Coolah, this versatile shed-style residence sits proudly on 5,817sqm and offers great appeal for investors seeking strong returns and future potential. Currently tenanted at \$550 per week, the property delivers an impressive 6.35% gross rental yield, a rare find in today's market.

With its unique design, generous landholding and scope for subdivision (STCA), this property is a ready-made investment with long-term upside.

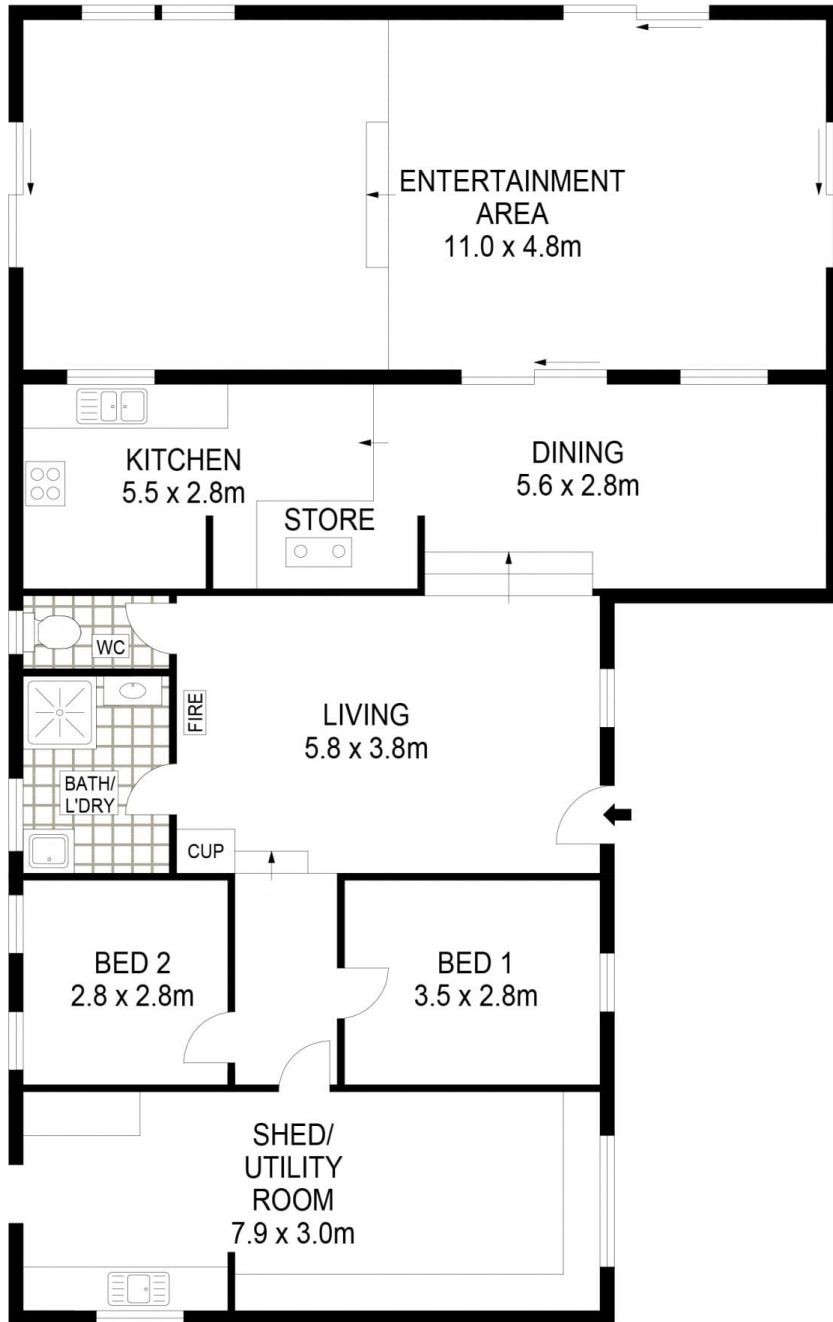
- Two-bedroom shed-style cottage with loads of character
- Timber paneling, hardwood flooring and a warm, country feel throughout
- Functional kitchen with great storage plus the original fuel stove
- Expansive all-weather alfresco area ideal for outdoor living
- Combined bathroom/laundry with separate toilet
- 5,817sqm parcel divided into 5 paddocks with subdivision potential

[For full version visit the website](https://www.thepropertyshop.com.au)

Type : House
Price : \$410,000 - \$440,000
Land Size : 5817 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/coolah/residential/house/8566266>



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GROUND LEVEL

25-29 WALKER STREET

COOLAH



Floor plans and rooms sizes are indicative only

INT : 164 m²