



**44 Iris Street BOMBALA NSW**

**3**  **1** 

Here is a great opportunity for an astute investor or first home buyer, with this sound 3 bedroom home located in Bombala.

**Type** : House  
**Price** : \$ 87,000  
**Land Size** : 1897 sqm  
**View** : <https://www.butterfieldproperty.com.au/sale/nsw/capital-monaro-snowy/bombala/residential/house/8151042>

- 3 good sized bedrooms
- Enclosed sunroom
- Huge block size of 1897m2
- Original bathroom
- Country style kitchen with gas cooking
- Wood heating
- Large electric hot water system
- Timber shed & separate small weatherboard shed
- Investment opportunity with long term tenant
- Current return of \$120 per week