



**44 Bombala Street NIMMITABEL NSW**

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Prime location in the heart of Nimmitabel, only 36 kms from Cooma

A home that is ready to renovate or just move in

Large light filled living area with open fire place

Currently tenanted & receiving \$160 / week

A great first home or investment option

A converted home once used as a shop

Generous open plan kitchen

Large and level backyard with garden shed

Land size approx. 2000m<sup>2</sup>

**Type** : House

**Land Size** : 2000 sqm

**View** : <https://www.butterfieldproperty.com.au/sale/nsw/capital-monaro-snowy/nimmitabel/residential/house/8151049>