



223 Federation Avenue, COROWA, NSW 2646

Timeless Victorian Elegance in a Blue-Chip Corowa Location

Rich in period detail, 223 Federation Avenue is simply an outstanding example of Corowa's heritage. The charming weatherboard Victorian facade, with original iron lace and deep return verandahs set the tone for what lies beyond: a beautifully preserved residence where charm and modern lifestyle combine effortlessly.

The generously proportioned bedrooms, each with original fireplaces, open off the central hall that has carefully preserved original floorboards. The front bedrooms feature broad bay windows and stunning pressed metal ceilings. At the rear is a luxuriant updated bathroom in white, with claw footed bath, shower and separate toilet. Comfort is assured with carpeted bedrooms and living spaces, gas heating plus central evaporative cooling

The expansive living space cleverly transitions the older part of the house to a stunning, expansive modern kitchen designed for entertaining. New stone benchtops, a breakfast bar, island bench, walk in pantry and quality appliances merge with stunning blackwood cabinet doors. Oversized windows frame picturesque views across the large cottage-style gardens to the rear, and the generous outdoor dining area.

The historical value of the property is highlighted by the flight of timber steps by the

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TYPE: For Sale

INTERNET ID: 21P10155

SALE DETAILS

\$760,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Tristan Wright

0411 434 136

back door leading down to a unique underground cellar (photo available by request), consisting of a full height brick room with fireplace and store rooms, which was formerly the servant's quarters and cool storage room. This space provides the potential buyer with a range of options.

Externally, the wrap-around verandahs and cottage gardens with established trees create a charming, private setting that perfectly complements the home's heritage charm and provides ample spaces for modern entertaining and family living. The outside areas are carefully designed for minimal maintenance, and includes shaded areas for stunning rainforest garden beds.

A huge Colourbond tandem garage offers exciting possibilities as a home workshop or business run from home.

The location is a genuine strength. Positioned adjacent to Sanger Street yet set back on the service road, it is surrounded by a string of heritage homes that establish a commanding street presence. The home enjoys the convenience of being only moments from Corowa's caf  s, shopping and essential services, while benefiting from reduced through-traffic and improved accessibility. Also a short stroll away is the riverbank with Corowa's multiple sports facilities, playgrounds, the RSL and moments from schools.

This combination of central positioning and practical access adds to both everyday livability and long-term buyer appeal.

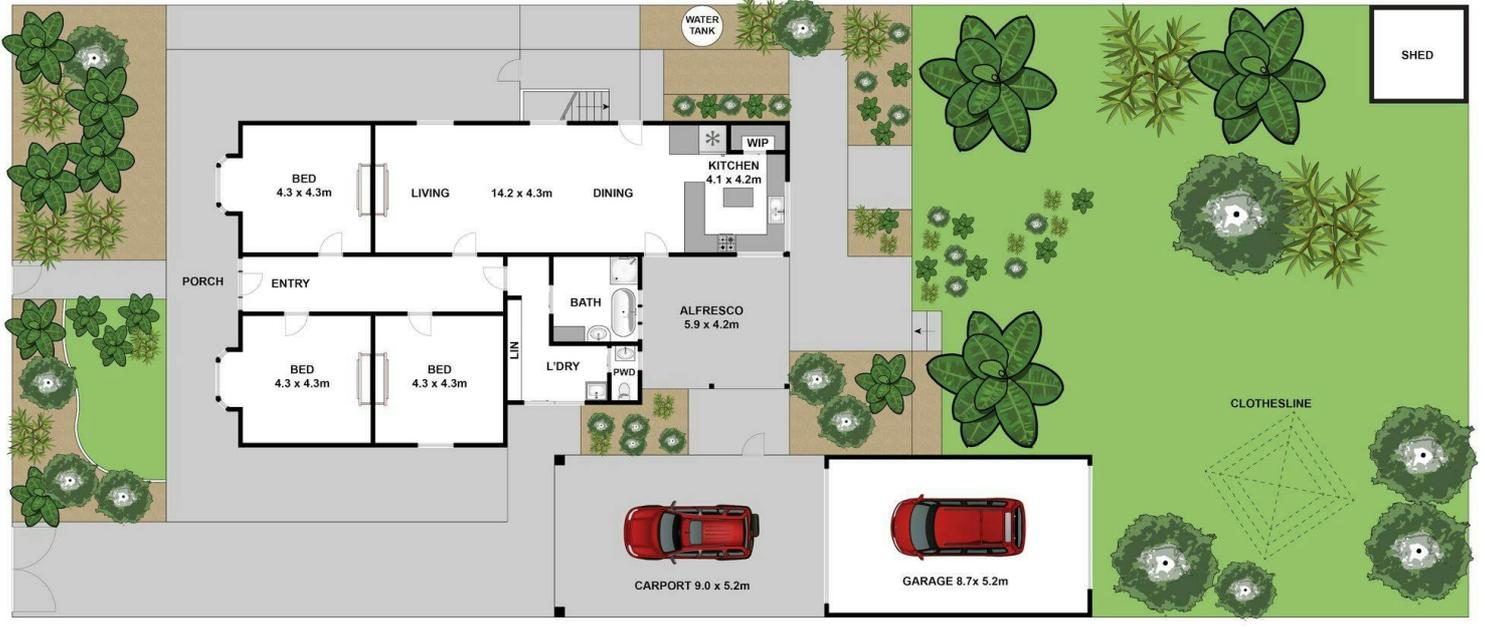
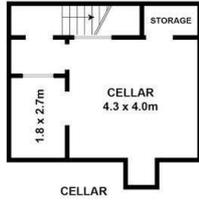
Homes of this caliber, combining period beauty, functional updates and prime positioning, continue to attract strong enquiry within the Corowa market, particularly from buyers seeking something distinctive with presence and long-term appeal.

Other features: Carpeted, Close to Schools, Close to Shops

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport
- Floorboards







Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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