



## 8 Florance Street, COOTAMUNDRA, NSW 2590

Hard to Find Acres Close to Town

"Sunnyside"

Federation style home, set on 2 acres within walking distance to town. Beautiful high ceilings throughout, original features of wide architraves and wall paneling, large timber windows, ceiling decoration in the hallway and lounge room. .

Comprised of 2 good size bedrooms, one with built in robe. This bedroom opens onto a closed in verandah with a sun room/office and storage room that would be ideal to convert into a walk in robe and ensuite.

Dine-in kitchen with near new stove, updated kitchen cupboards and bench top, built in pantry, "Canberra" wood cooker and built in slow combustion fire.

Bathroom with shower, vanity and separate toilet. This home has multiple storage rooms and filled in verandah that could be reconfigured into another bedroom or living space. Original laundry with concrete trough, access to the rear yard and clothesline.

**TYPE:** Sold

**INTERNET ID:** 300P35423

**SALE DETAILS**

**Auction Unless Sold Prior**

**CONTACT DETAILS**

**Rachelle Barnett**  
0487 397 213

Secure house yard with established trees, including orange, fig and excellent shade trees, plenty of room for more fruit trees and veggie gardens. Large secure dog run or chook pen and enough space to still park the caravan and boat. Access through to the back paddock that is perfect to fit a couple of horses, stables, arena, machinery shed and much more. Original dairy shed at the back boundary that could do with some TLC.

The property is serviced by town water and septic. Double carport at the front of the property with sealed road access, garbage collection and located conveniently 2kms from the main street of Cootamundra, cafes, retail, supermarket, medical, golf course and the train station with daily commute to Sydney and Melbourne.

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

- Land Area 8,000.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2
- Double carport





