



1/17 Walker Street, COWRA, NSW 2794

Space, Sheds & Serious Opportunity

Set on a versatile lot, this well maintained property offers the perfect blend of comfortable living and outstanding income potential. Whether you're an investor, tradie, or looking for a property with extra earning capacity, the opportunities here are endless.

The home features a renovated kitchen complete with breakfast bar, dishwasher and electric appliances, attached to a dedicated dining area with split system air conditioning. The inviting living room is a spacious size and is equipped with a fireplace, split system a/c and ceiling fan.

Accommodation includes two generous bedrooms, both fitted with split system a/c units and ceiling fans. The main bathroom is renovated with a shower and toilet, as well as a functional laundry that offers a spa/shower combination and a second toilet located outside.

The elevated rear veranda looks out over the fully fenced yard, and a generous undercover entertaining area provides extra space to relax and enjoy a drink. Additional features include security gauze on the windows, natural gas, instant gas hot water, town water and a single water tank (not currently connected).

TYPE: For Sale

INTERNET ID: L14787247

SALE DETAILS

\$490,000 - \$530,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

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Caley Mok

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What truly sets this property apart is the extensive shedding infrastructure. A large 14m x 6m* shed is currently configured with storage space, plus a kitchenette, bathroom facilities and split system air conditioning, ideal for a home business, studio, additional workspace, or additional income. Two 7.2m x 6m* carports are also adjoining either side of the shed.

In addition, there are five individual sheds with roller doors, each currently leased for storage, providing an immediate income stream.

Potential Rental Income:

- Two-bedroom home with double carport: \$380 per week*
- Shed + double carport: \$130 per week*
- Storage sheds (x5): \$30 per week each*
- Total Potential Income: \$660 per week*
- Approximate figures provided as a guide only
- Land rates: \$2,296 per annum*

Opportunities such as this simply do not last. Contact listing agents today for more information.

Property identifies as Lot 63 in Deposited Plan 1316247

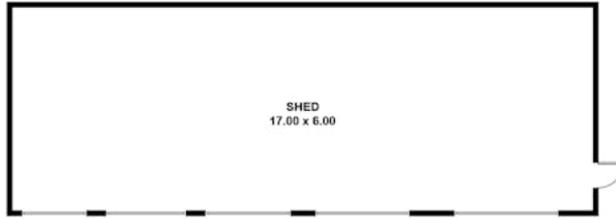
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

*approximately

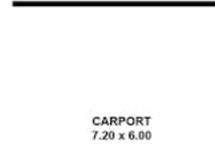
- Land Area 2,624.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- 10 car garage
- Floorboards







(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



CARPORT
7.20 x 6.00



SHED
14.00 x 6.00



CARPORT
7.20 x 6.00

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

17 WALKER STREET, COWRA
APPROXIMATE GROSS INTERNAL AREA = 108.1 SQ M
OUTBUILDINGS = 186.0 SQ M
TOTAL = 294.1 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.