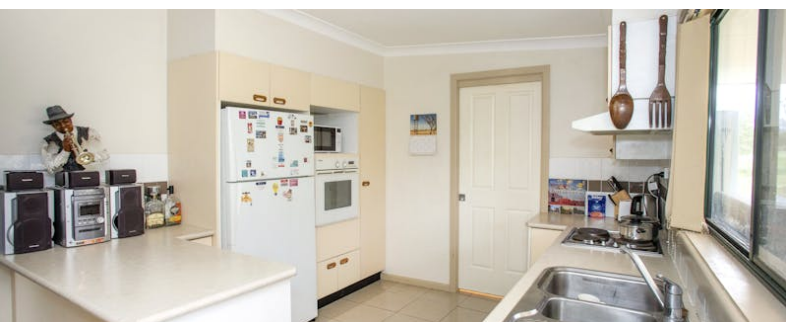




4 Purcell Drive (Woodstock), COWRA, NSW 2794

Charming Village Home

If you're looking to escape the hustle and bustle of city life, then look no further!

This tidy two-bedroom home is positioned on a 2,023sqm block on the edge of the peaceful village of Woodstock, offering a relaxed country lifestyle whilst remaining only a short walk to the local pub, primary school, park and much more.

Key features and property information include:

- Two bedrooms with built in wardrobes and ceiling fans
- Central living room with slow combustion wood fire, wall mounted air conditioner and ceiling fan to keep the home comfortable all year round
- Combined kitchen and dining area with electric appliances and an abundance of storage
- Additional sunroom that could be utilised as an office/study space
- Spacious 2,023sqm block with 6.5mx5.2m garage/workshop space

TYPE: For Sale

INTERNET ID: L14790587

SALE DETAILS

\$355,000

CONTACT DETAILS

Elders Emms Mooney
152 William Street
Bathurst, NSW
02 6331 0744

Hayley Oliver
0419595746

- Council rates approximately \$890 per annum
- Current rent appraisal \$330 per week

Located just 20 minutes from Cowra, 1 hour and 25 minutes from Bathurst, and around 4 hours from Sydney, this charming home is ready for its next chapter, awaiting a new owner who will appreciate its peaceful setting, country charm, and exciting potential.

For more information or to arrange your inspection contact listing agents Hayley Oliver on 0419 595 746 or Adam Gambrell 0417 533 453 today.

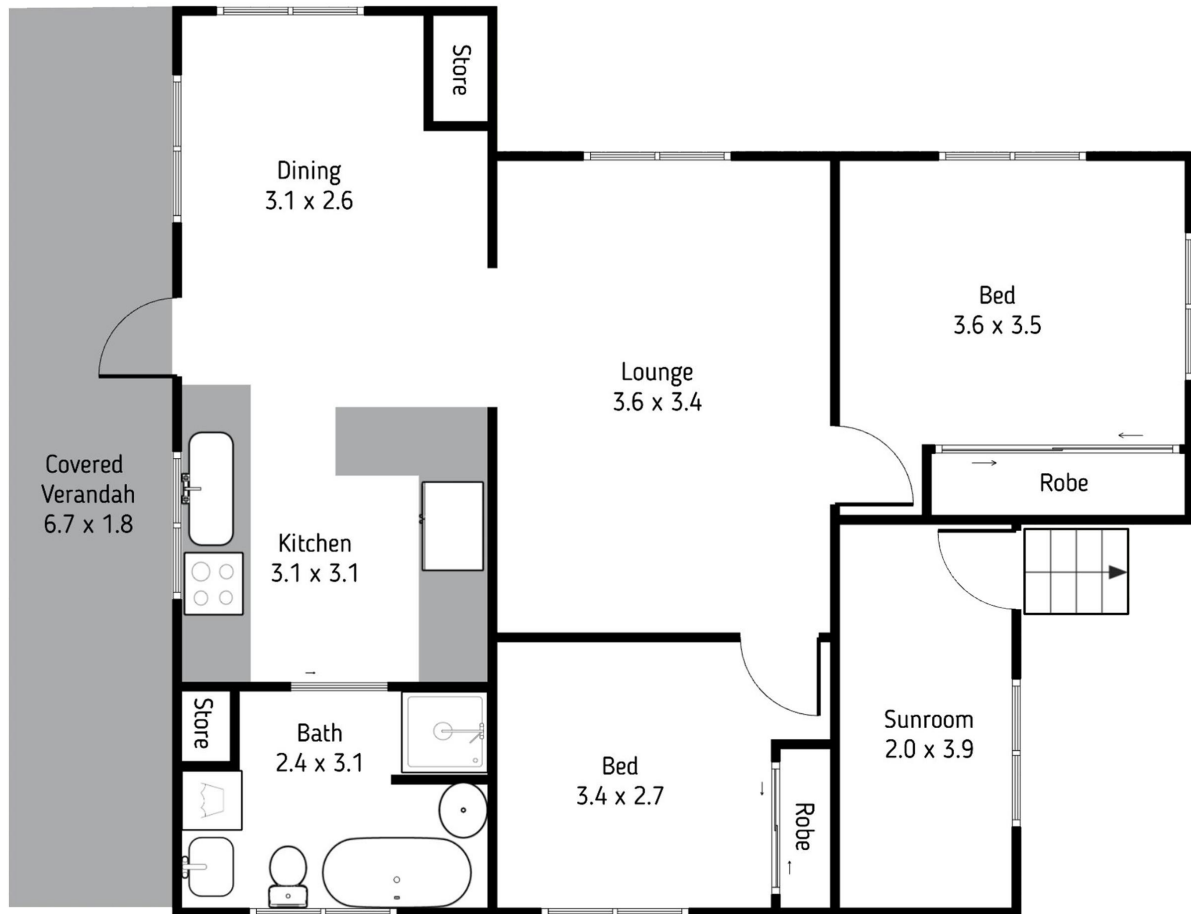
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

*Approximately

- Land Area 2,023.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Floorboards







4 Purcell Drive Woodstock
Total Approx Floor Area = 77.3 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.

