

3 Liverpool Street, COWRA, NSW 2794

Immaculate Home in Excellent Location

Presented for sale is a beautifully maintained double brick residence, ideally located just moments from Cowra's Main CBD.

Move-in ready and exceptionally well cared for, this home will appeal to a wide range of buyers including first home buyers, investors, and those looking to downsize without compromise.

Property highlights include:

- Two spacious bedrooms
- Separate living and dining areas
- Imitation gas fire log & ducted gas heating, evaporative cooling
- Versatile office, sitting or sunroom spaces at both the front and rear
- Renovated modern bathroom

TYPE: For Sale

INTERNET ID: L16388741

SALE DETAILS

\$420,000 - \$460,000

CONTACT DETAILS

Elders Emms Mooney

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Bathurst, NSW
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- Second toilet for added convenience
- Neat and functional kitchen featuring a breakfast bar
- Crimsafe security doors for peace of mind
- Small deck off the back of the home
- Well-established lawns and landscaped gardens
- Double lock up garage with drive access to the yard
- 4.6kW solar system + power in the double garage
- Additional adjoining garden shed
- Easy-care 765m² block*
- Rental appraisal - \$380 - 400 per week*
- Land rates - \$2,173pa*

Positioned within close proximity to schools, medical facilities, hospital, supermarkets, and sporting grounds, this sought-after location continues to be one of Cowra's most desirable areas.

For more information or to arrange your inspection contact listing agents 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.

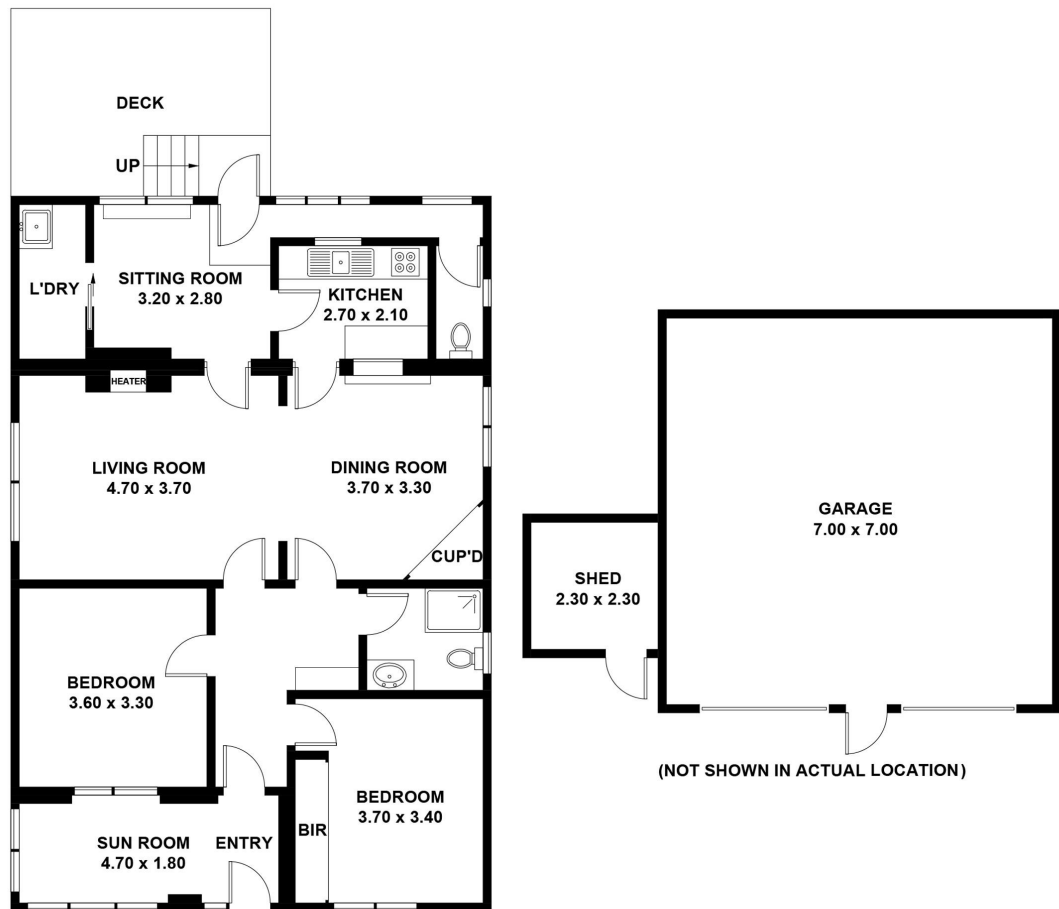
*approximately

- Land Area 765.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double garage
- Floorboards









3 LIVERPOOL ST, COWRA
 APPROXIMATE GROSS INTERNAL AREA = 106.3 SQ M
 GARAGE / SHED = 54.3 SQ M
 TOTAL = 160.6 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.



Emms Mooney