

## 6 Argoon Street, COWRA, NSW 2794

### Charming Country Living

Packed with charm, character and appeal, this exceptional family home has been tastefully renovated and conveniently sits just 1km\* away from Cowra's town centre.

The spacious block of approximately 1,138sqm enjoys frontage from Argoon Street, whilst offering access to the rear yard from Argoon Lane, where you will find a variety of infrastructure including a 10 x 3.7\* tandem garage with auto-door, power & mezzanine, a separate 9.2 x 5.9\* workshop or garage with power, two lean to carports or undercover sitting areas and a comfortable mancave with woodfire, split system air-conditioner & ceiling fans, perfect for those who love to entertain.

Additional property features include:

- Four spacious bedrooms (two with BIW, three with CF's)
- Central living with split system air-conditioning and CF
- Combined kitchen and dining with island bench and extra storage
- Office/sitting/second living area with gas heating and storage

**TYPE:** Sold

**INTERNET ID:** L18178598

**SALE DETAILS**

**\$520,000**

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Caley Mok**

0437007303

- Modern, renovated bathroom and laundry with storage
- Front & rear covered veranda's, outside toilet, garden shed
- Fresh paint and floor coverings throughout
- Security cameras, locks and sensor lights
- Well-kept established gardens and lawns

If you have been searching for a property that has enough room to house your tools, cars, boat, caravan and trailers, here is a chance you simply should not miss.

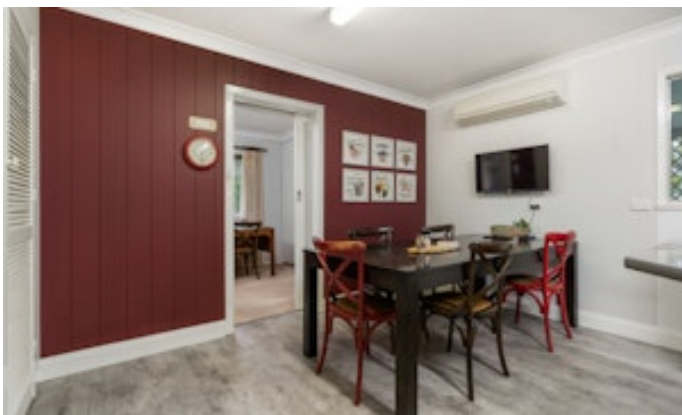
For more information, to request a copy of the contract of sale or to arrange your private inspection please contact listing agents Caley Mok on 0437 007 303 or Jacob McNaught on 0419 595 746

Land Rates: \$1,745.33pa8 | Zoning: R1 General Residential | ID: Lot 2 DP 1059721

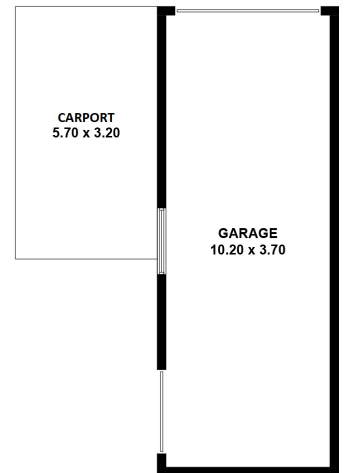
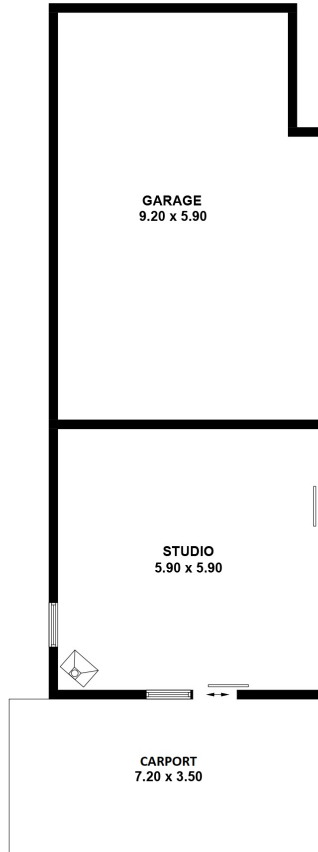
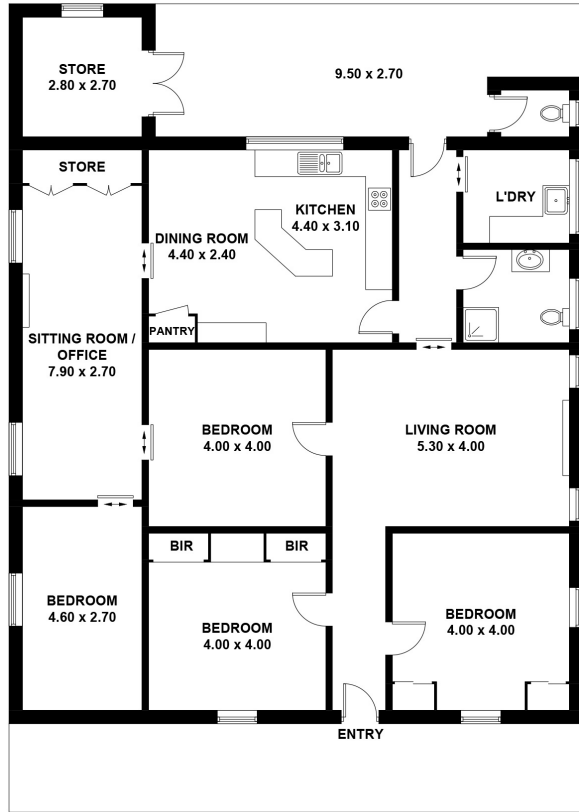
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

\*approximately

- Land Area 1,138.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- 4 car garage
- Double carport
- Floorboards







(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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6 ARGOON ST, COWRA  
 APPROXIMATE GROSS INTERNAL AREA = 156.5 SQ M  
 GARAGE = 37.7 SQ M  
 OUTBUILDINGS = 97.6 SQ M  
 TOTAL = 291.8 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.