



37C Newcombe Street, COWRA, NSW 2794

Tidy North Cowra Townhouse

Ideally suited to investors or down sizers planning for their future, this low-maintenance unit combines comfort, convenience and location.

With bright interiors, a thoughtful layout and a reliable long-term tenant already in place, it offers an effortless investment opportunity or an easy-care place to call home.

Key features and property information include:

- Modern, light filled kitchen with stainless steel electric appliances
- Two generous bedrooms each with built in wardrobes
- Spacious open plan living and dining area with split system air conditioner
- Functional bathroom with shower, bath, vanity and toilet plus internal laundry
- Private balcony off the master bedroom
- Single lock up garage at the rear for private parking

TYPE: For Sale

INTERNET ID: L18388689

SALE DETAILS

\$250,000 - \$265,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
02 6331 0744

Hayley Oliver
0419595746

- Exceptional long-term tenant who has indicated they would love to stay
- Strata managed by Dowling Management Services

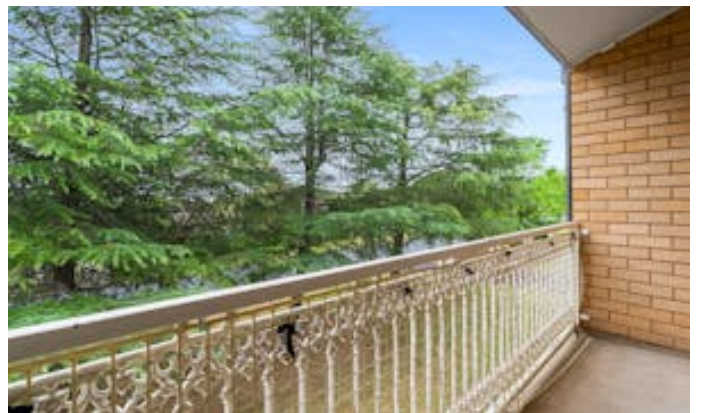
As this property is currently tenanted, we require 48-hours notice for any inspections.

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

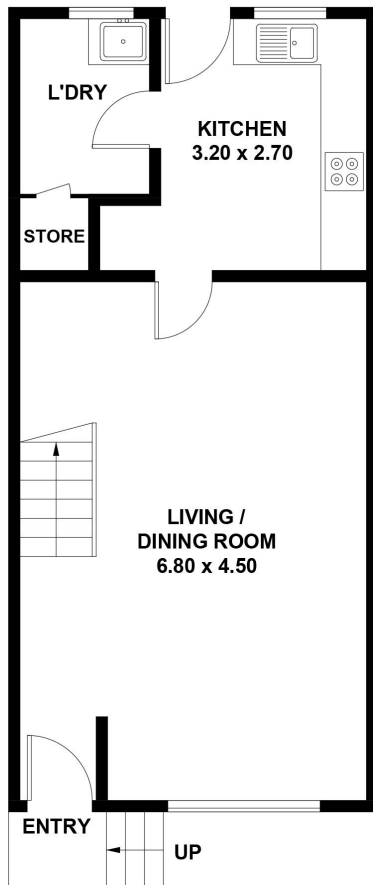
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

*approximately

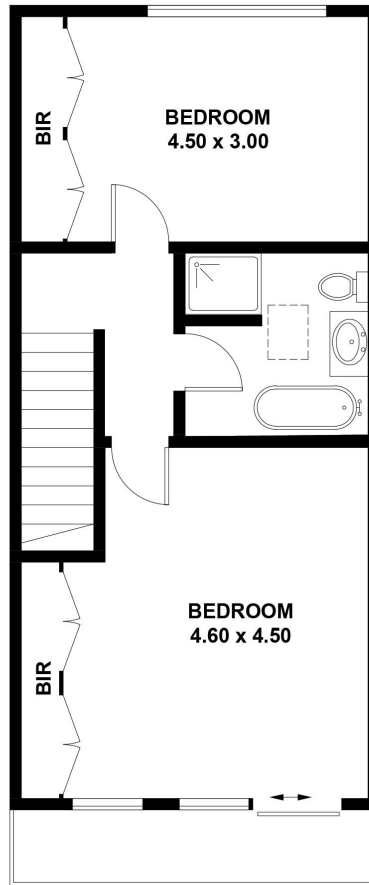
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Floorboards



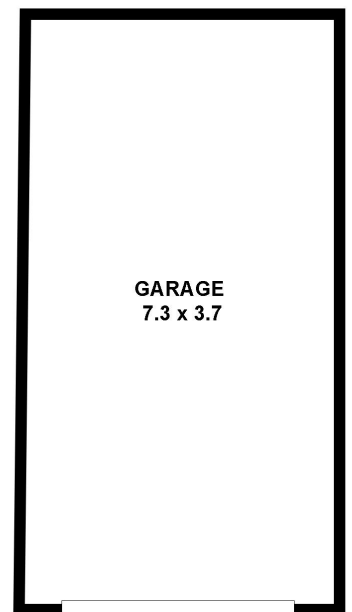




GROUND FLOOR



FIRST FLOOR



GARAGE



37C NEWCOMBE STREET, COWRA
APPROXIMATE GROSS INTERNAL AREA = 93.5 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