



64 Darling Street, COWRA, NSW 2794

Excellent Investment Opportunity With Potential

Positioned on a substantial 1,227sqm level corner block and conveniently located within just 1.5km of Cowra's CBD, this property presents an outstanding opportunity for investors seeking immediate rental income with the added benefit of future development potential (subject to council approval).

Property features include:

- Three bedrooms, two with built-in wardrobes and ceiling fans
- Galley kitchen with gas freestanding Chef oven and adjoining dining room
- Central living room featuring wood combustion fireplace and split system air conditioner
- Original bathroom with bathtub, shower and vanity
- Separate toilet as well as second toilet in the laundry
- Second living area/sitting room

TYPE: For Sale

INTERNET ID: L22498464

SALE DETAILS

\$380,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Hayley Oliver

0419595746

- Shed with single garage door
- Rear yard access with space for additional shedding or second dwelling (STCA)
- Established gardens and alfresco entertaining area
- Currently leased at \$350 per week until July 2026 by long term tenants who would love the opportunity to stay

Whether you're looking to expand your investment portfolio, landbank for the future or explore development opportunities (STCA), this well-positioned property offers exceptional potential in a highly convenient location.

Please note as this property is currently tenanted, we are required to provide the tenants with a minimum of 48 hours notice for any inspections.

To request a copy of the contract of sale, book your inspection, or learn more information, contact listing agents Hayley Oliver on 0419 595 746 or Adam Gambrill on 0417 533 453.

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.

- Land Area 1,227.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards



