



7 Church Street, KOORAWATHA, NSW 2807

Space, Comfort & Country Living

Escape the hustle without sacrificing convenience, with this well-maintained home set on a generous 1,012sqm block in the welcoming village of Koorawatha. Ideally located just 20 minutes from Cowra and 30 minutes from Young, this is an affordable opportunity to secure space, privacy, and a relaxed country lifestyle.

Designed for comfortable everyday living, the home offers two bedrooms, two bathrooms and two versatile sleepouts that provide flexibility for growing families, guests, hobbies or working from home. The spacious living area is the heart of the home, complete with a slow combustion wood fire for winter warmth and air conditioning for year-round comfort.

Outside, established gardens create a private setting, while rear lane access, secure fencing and shedding provide practicality and room to move.

Property Features:

- 1,012sqm fully fenced block with rear lane access
- Two-bedroom home with two bathrooms

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L22984448

SALE DETAILS

\$299,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
02 6331 0744

Adam Gambrill
0417533453

- Two versatile sleepouts offering additional accommodation or workspace
- Spacious living area with slow combustion wood heating
- Wall-mounted air conditioning
- Established gardens front and rear
- Shedding with excellent backyard access
- Town water and septic system
- Rental appraisal of approximately \$320 - \$330 per week

Whether you're looking to enter the property market, downsize to an easy country lifestyle or add to your investment portfolio, this property delivers excellent value in a close-knit village community.

For more information or to arrange your inspection contact listing agents Adam Gambrill on 0417 533 453 or Caley Mok on 0437 007 303.

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 1,012.00 square metre
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 2
- Floorboards





