



47 - 49 Walker Street, COWRA, NSW 2794

Space Aplenty

Offered for the first time in 25 years, this quality circa 1980's family home has been much loved by the current owner, and now is the time for new owners to continue the enjoyment.

Presenting a rare opportunity to acquire a genuine five bedroom, two bathroom, two garage brick and tile home on an established 1,404sqm* double block.

Key property features & information includes:

- Circa 1980's, brick veneer & tile roof construction
- 8.5ft* ceilings with large windows to allow natural light
- Formal living & dining room at the front of the home
- Second living area towards the rear, with in-built bar
- Electric kitchen with four seat island bench top
- Four bedrooms, each with built in wardrobes

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: Sold

INTERNET ID: L26147421

SALE DETAILS

\$540,000 - \$560,000

CONTACT DETAILS

Elders Emms Mooney
152 William Street
Bathurst, NSW
02 6331 0744

Caley Mok
0437007303

- Separate study/office, or potential fifth bedroom
- Ensuite plus family bathroom with separate toilet
- Daikin ducted reverse cycle a/c & ceiling fans
- Double lock-up garage with internal door access (1x auto)
- Total of 8 linen cupboards, offering ample storage
- Internal laundry with direct access to rear yard
- Covered front veranda, side & rear sitting areas
- Established grounds, BBQ area & garden shed
- Irrigation system & 315L electric hot water
- Double block consisting of 1,404sqm total
- Town water, sewer, NBN & Foxtel available
- Land rates: \$2,048.00 per annum*

Situated within close proximity to various parks, sporting fields, golf course, while being just a few minutes to Cowra's CBD and schools, this property will be a popular choice for larger families, or those looking for a bit more space and freedom.

For more information or to arrange your inspection contact listing agents Caley Mok on 0437 007 303 or Adam Gambrell on 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.

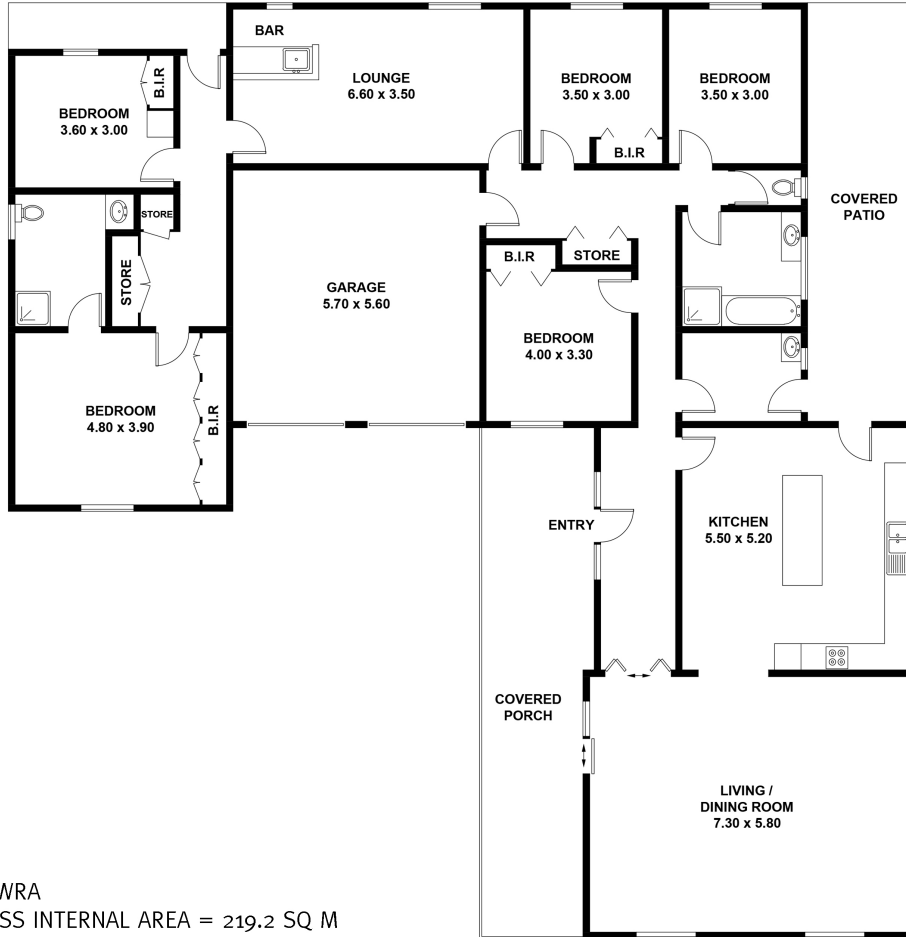
*approximately

- Land Area 1,404.00 square metre
- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards









47 WALKER ST, COWRA
 APPROXIMATE GROSS INTERNAL AREA = 219.2 SQ M
 GARAGE = 31.9 SQ M
 TOTAL = 251.1 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.