



## 7 Yarrawonga Crescent, COWRA, NSW 2794

### A Cherished Family Home in North Cowra

Offered for the first time in over two decades, 7 Yarrawonga Crescent is a truly special home that combines space, character, modern comforts and an exceptional ownership history. Held by the current owners for more than 23 years and with only one previous owner, this property is a rare opportunity in a tightly held, peaceful North Cowra location.

Set on a comfortable 816sqm block, the home showcases exposed timber beams throughout, creating warmth and character, while the thoughtfully designed layout centres around an internal atrium, flooding the home with an abundance of natural lighting.

At the heart of the home is a modern kitchen featuring quality appliances including electric oven, five-burner gas cooktop, rangehood, dishwasher, island breakfast bar, fridge plumbing and a walk-in pantry, ideal for families and entertainers alike. The adjoining living area is complemented by a natural gas imitation fire log heating, while multiple split-system air conditioners ensure year-round comfort throughout the home.

Accommodation includes a spacious master bedroom with walk-in wardrobe and a tastefully renovated ensuite complete with underfloor heating, plus three additional

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:** L26570463

#### SALE DETAILS

**Price Guide:** \$730,000 - \$780,000

#### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street

Bathurst, NSW

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**Caley Mok**

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bedrooms, each with built-in wardrobes and study nook. An office at the front provides the perfect work from home or quiet reading space.

Both formal and informal living areas are well catered for, featuring a formal living room upon entry, with an open fireplace and bar, a separate dining room, and spacious casual living zones for everyday family life.

Outside, the home truly shines. Relax on the private, elevated front veranda, or enjoy hours of leisure around the in-ground saltwater pool, spa, and outdoor entertaining area, ideal for hosting family and friends. Additional features include a double garage with single auto roller door, plumbing and cabinetry, a 6kw\* solar system, and a modern renovated laundry.

Located in a quiet cul-de-sac, close to schools, parks and walking trails, this is a peaceful setting ideal for families seeking a comfortable home to raise the kids.

For more information, request a copy of the contract of sale, or to arrange your private viewing, please contact Caley Mok or the team at Elders Emms Mooney 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.

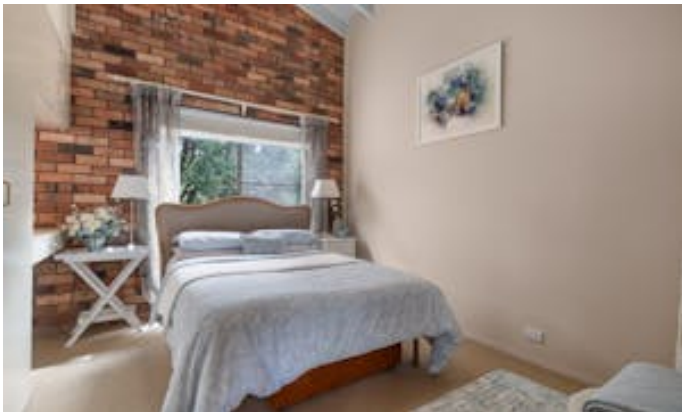
\*approximately

- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards



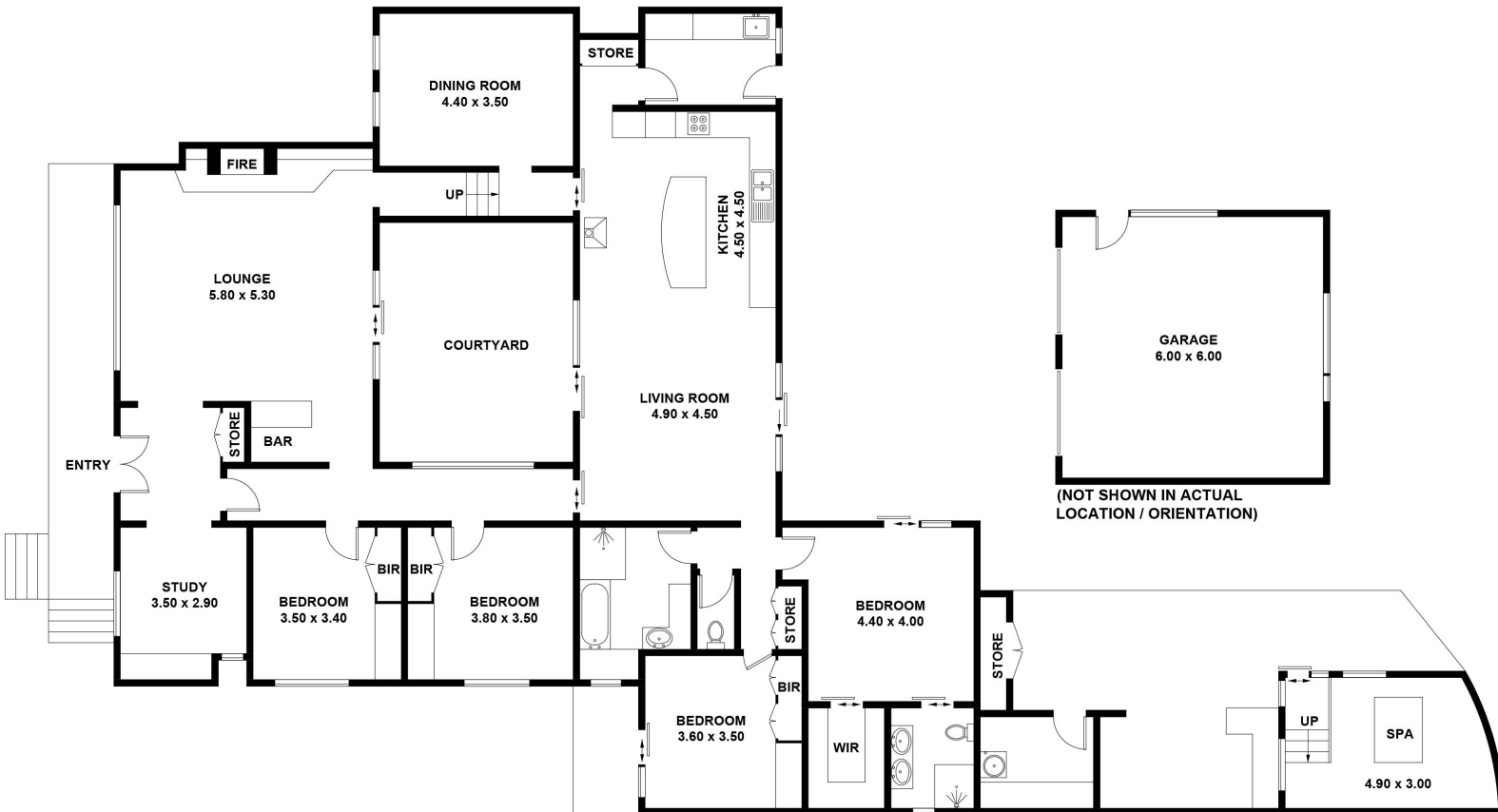












7 YARRAWONGA CRES, COWRA  
 APPROXIMATE GROSS INTERNAL AREA = 220.4 SQ M  
 OUTBUILDING = 55.4 SQ M  
 TOTAL = 275.8 SQ M



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.



Emms Mooney