



13 Echuca Place, COWRA, NSW 2794

Low Maintenance Living!

Welcome to 13 Echuca Place, where your dreams of a relaxed low maintenance lifestyle can become a reality. This move-in ready brick home offers comfortable and convenient living, perfect for growing families or those who simply value a quality home in a family friendly neighbourhood.

Key features & information includes;

- Formal North facing lounge room upon entry into the home, with gas heating
- Open plan living, dining & electric kitchen with dishwasher & island bench
- Four good sized bedrooms (WIW in main, BIW in two other bedrooms)
- Family three-way bathroom & ensuite off the main bedroom
- Flexible enclosed sunroom or entertaining area with ample natural lighting
- Zoned ducted reverse cycle air-conditioning with Airtouch 2 smart control
- Natural gas underfloor slab heating and gas bayonet port

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: L31960848

SALE DETAILS

\$630,000 - \$660,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Caley Mok

0437007303

- Window shutters & window locks throughout the home
- Internal laundry with cabinetry and bench space
- Double lock up garage, both with automatic remote controls
- Side access to the rear yard, fully fenced & secured
- Underground irrigation sprinklers with timed controller
- Paved sitting area and established low maintenance grounds
- 15 amp, 240 volt power outlet for camper/caravan
- 5,000L water tank, garden shed & veggie garden
- Minimal steps & level changes on 868 sqm*

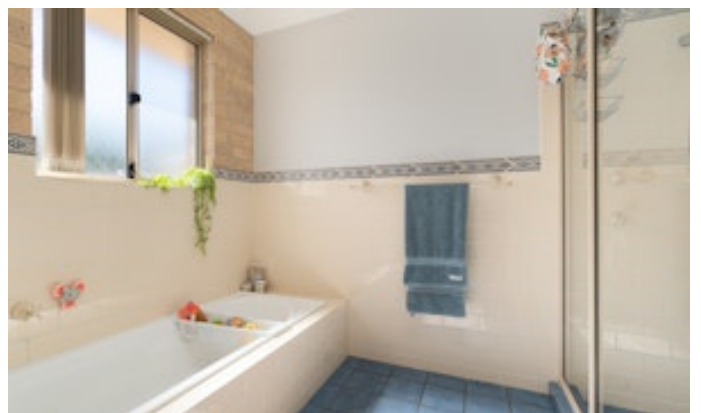
Located in an excellent family friendly cul-de-sac with a variety of pre, primary and high schools within a 1km vicinity, this home has been immaculately kept and will be worth your inspection.

For more information or to arrange your private inspection contact listing agents Caley Mok on 0437 007 303 or Hayley Oliver on 0419 595 746 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.

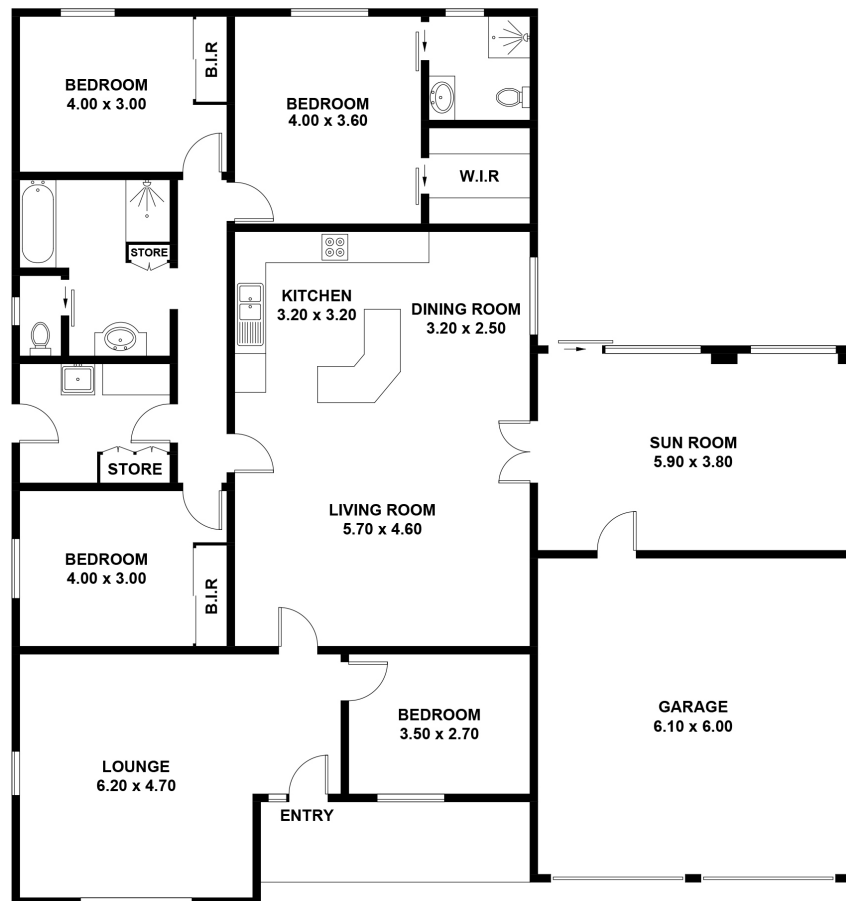
*approximately

- Land Area 868.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Floorboards









13 ECHUCA PL, COWRA
APPROXIMATE GROSS INTERNAL AREA = 218.5 SQ M (INCLUDING GARAGE)

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