



117 Lachlan Street, COWRA, NSW 2794

Excellent Opportunity in North Cowra

Set on a generous, flat 784sqm* block, this well-maintained brick veneer home offers an outstanding opportunity for investors, first-home buyers and downsizers seeking a quality property in the popular North Cowra area.

The home comprises of three well sized bedrooms, with the master featuring built-in wardrobes and a split system air conditioner. The bathroom includes a shower, toilet and vanity and is well positioned to service the home.

Offering generous living spaces, including a front living room and a separate rear living or dining area, ideal for small families or those who enjoy entertaining. Year-round comfort is assured with a box reverse cycle air conditioner and natural gas heating points. The centrally located open plan kitchen is practical and functional, complete with a freestanding Westinghouse electric stove.

Storage and vehicle accommodation are aplenty, with a single garage attached to the home, a single carport with drive through access to the backyard, and a double garage with power positioned at the rear of the block.

TYPE: For Sale

INTERNET ID: L32488991

SALE DETAILS

\$440,000 - \$460,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
02 6331 0744

Hayley Oliver
0419595746

Additional features include an internal laundry with external access, electric hot water system and a small rear patio area, ideal for low-maintenance outdoor enjoyment.

The property is currently leased to a long-term tenant with a lease in place until the 19th of March 2026. Achieving a rental return of \$370 per week, the tenant has expressed interest in continuing to rent the home if given the opportunity.

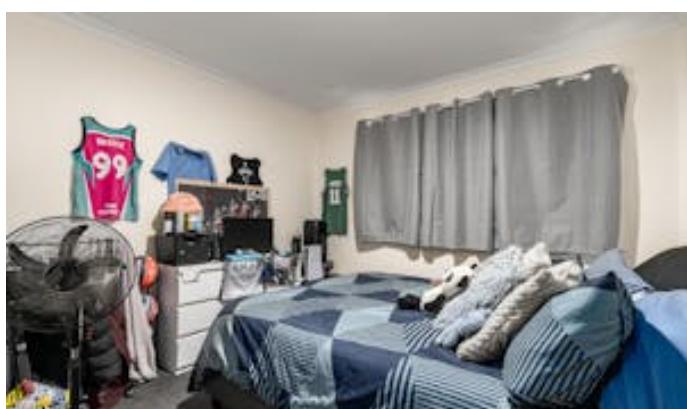
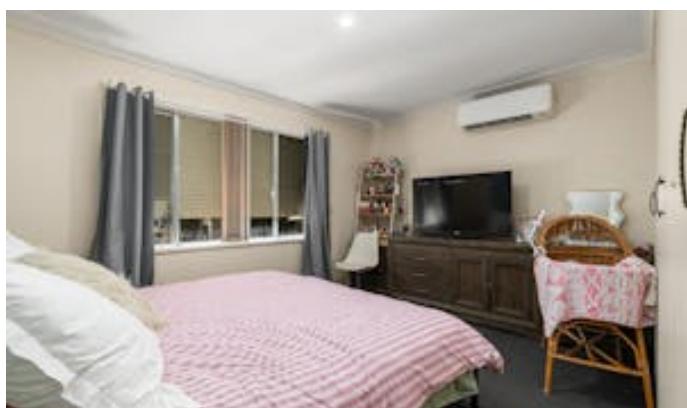
As the property is currently tenanted, we require 48 hours notice minimum for any inspections.

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

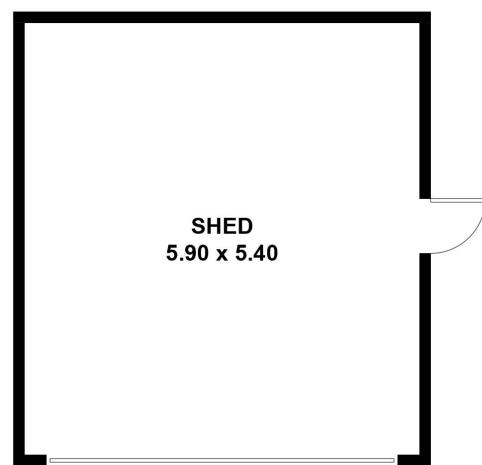
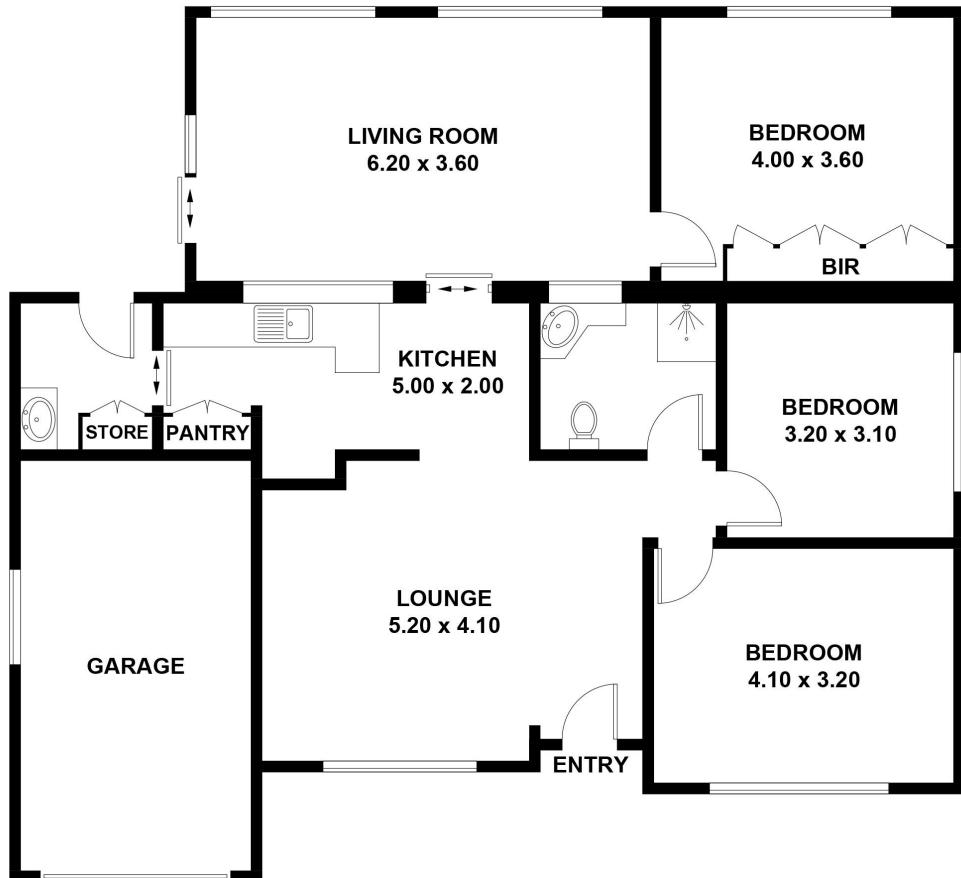
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

*approximately

- Land Area 784.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 3 car garage
- Single carport
- Floorboards







(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

117 LACHLAN STREET, COWRA
 APPROXIMATE GROSS INTERNAL AREA = 106.7 SQ M
 (EXCLUDING GARAGE)
 SHED = 31.9 SQ M
 TOTAL = 138.6 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.

Elders Emms Mooney