



## 8 Courallie Street, COWRA, NSW 2794

### Quality Family Home

Positioned on a generous 1012sqm block, 8 Courallie Street presents a solid double brick home with space, functionality, and character. The home offers two bedrooms with built-in robes and ceiling fans, plus a sleepout or third bedroom, making it ideal for flexible living.

Inside, the layout includes a central living area, dining room, kitchen, bathroom, second toilet, laundry, storage room and two separate study/sitting areas, however, the most important feature of the home is the north facing Queensland room, which has been used to both relax and entertain over the years.

The external of the home includes a single drive through garage/workshop with power and bench space that is easily accessed from the rear laneway. There is an adjoining single carport and an additional shade sailing carport for further off street parking.

The gardens & yards are well established and provide ample shade and are reasonably low maintenance from front to back.

Overall, the home is well appointed and offers plenty of opportunity to enjoy and

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:** L32502867

#### SALE DETAILS

**Price Guide:** \$425,000 - \$465,000

#### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street

Bathurst, NSW

02 6331 0744

**Caley Mok**

0437007303

improve.

For more information or to arrange your 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

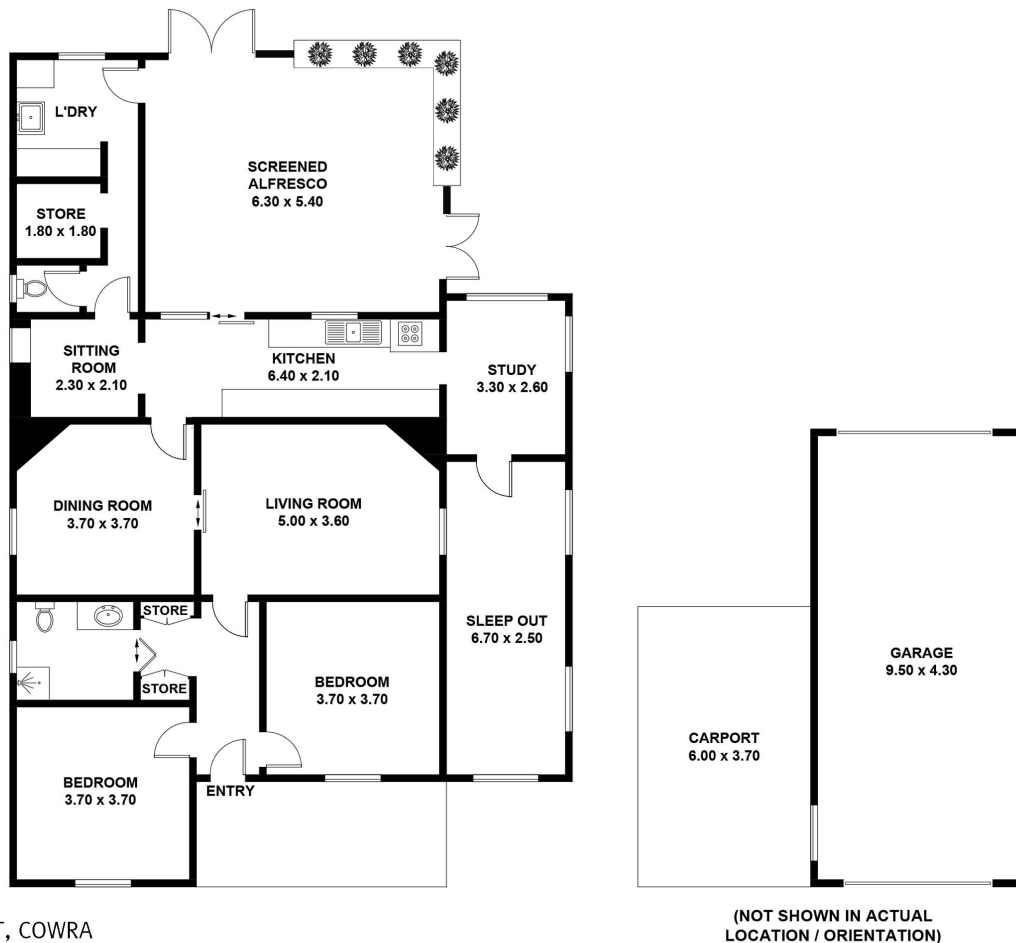
- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport
- Floorboards











8 COURALLIE ST, COWRA  
APPROXIMATE GROSS INTERNAL AREA = 137.8 SQ M  
GARAGE = 40.8 SQ M  
TOTAL = 178.6 SQ M

(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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.