

53 Vaux Street, COWRA, NSW 2794

Potential & Character in Prime CBD Position

Set on an easy care 563sqm parcel in a highly sought-after CBD location, 53 Vaux Street offers timeless charm and modern convenience.

With classic features and a surprisingly expansive layout, this property offers incredible potential in the heart of town.

Property Features:

- Exceptional central position - walk to shops, schools, clubs, and medical services
- Charming period details - soaring 3m ceilings, wide hallway, and original finishes
- Four bedrooms - two with built-in wardrobes, plus a flexible layout including a central living area, separate sitting room and dining adjacent to the kitchen
- Split system air-conditioning in two bedrooms, and the rear dining room
- North-facing veranda overlooking a private hedge - perfect for morning coffee

TYPE: Auction

INTERNET ID: L34188663

AUCTION DETAILS

10:00am, Wednesday
September 17th, 2025

CONTACT DETAILS

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

Caley Mok
0437007303

- Functional timber kitchen with electric cooking and an old wood fireplace
- Bathroom with separate toilet and laundry, with scope to update and add value
- Double garage with rear access via rear lane and a third roller at the back
- Fully fenced, established yard & gardens with a paved patio area
- Natural gas, instantaneous hot water, and upgraded power box
- Land size of 563sqm, with rear lane access from Denman Lane

The vendors are motivated and ready to meet the market, presenting an excellent opportunity for buyers with vision. Whether you're looking for a project or seeking value in a desirable location, this property offers solid potential and the chance to add your own touch.

Inspections are strictly by appointment. For more information or to arrange a viewing, please contact Caley Mok n 0437 007 303 or the team at Elders Emms Mooney Cowra.

For Sale by Auction - Wednesday 17th September 2025, 10:00 am @ Cowra Bowling Club, 27 Vaux Street, Cowra NSW 2794.

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.

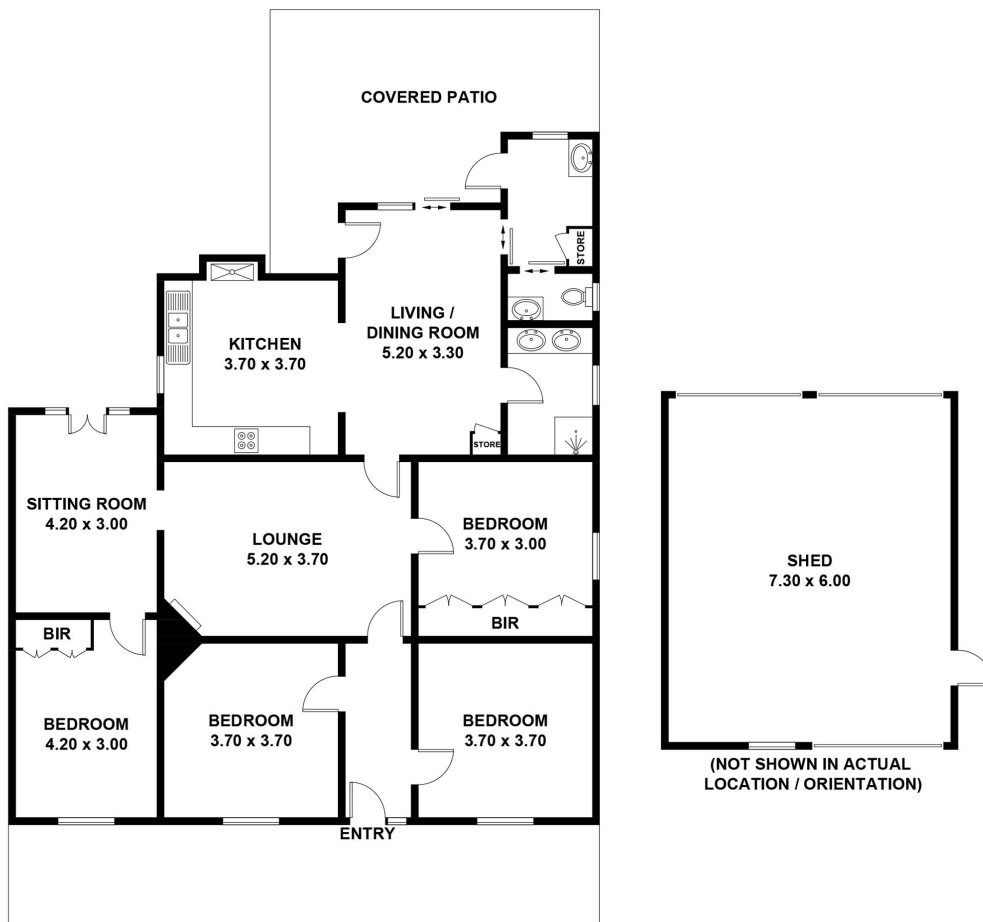
*approximately

- Land Area 563.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage
- Floorboards









53 VAUX STREET, COWRA
 APPROXIMATE GROSS INTERNAL AREA = 142.0 SQ M
 SHED = 43.8 SQ M
 TOTAL = 185.8 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