



20 Mulyan Street, COWRA, NSW 2794

Entry Level Investment Opportunity

Located just a short 4 minute* drive to the Cowra CBD, this three-bedroom home is currently rented by a long-term tenant who would love the opportunity to continue residing in the property for many years to come.

Positioned on a flat, fully fenced block this property presents an excellent opportunity for a savvy investor to add to their portfolio.

Key property features:

- Central living room with Kelvinator reverse cycle air conditioner
- U-shaped kitchen with freestanding oven
- Bathroom with shower over the bath and vanity, separate toilet in the laundry
- Three carpeted bedrooms, the main boasting built in wardrobes and a ceiling fan
- Low maintenance 506sqm block, complete with single garage and carport at the rear of the property

TYPE: For Sale

INTERNET ID: L35034878

SALE DETAILS

\$220,000 - \$240,000

CONTACT DETAILS

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

Hayley Oliver
0419595746

- Currently tenanted by a long-term tenant paying \$200 per week, lease expires 15/04/2026
- Rates approximately \$2,008 per annum

If you've been searching for a property to add to your investment portfolio to immediately reap the benefits, then look no further!

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

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

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 506.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards



