



17 Parkes Street, COWRA, NSW 2794

Potential on a Prime Corner Block

Positioned just 2 minutes* to Cowra's CBD, this property presents an outstanding opportunity for investors seeking immediate income with significant future potential.

Set on a large, flat 1,012sqm* corner block with the rare advantage of street frontage on three sides, this home offers excellent scope for renovation, redevelopment, or further value-adding potential (STCA). With strong fundamentals and a highly usable block, it's an ideal addition to any investment portfolio.

Investment Highlights:

- Two bedrooms plus versatile sleepout, dining room or home office
- Functional eat-in kitchen with freestanding electric oven
- Central living area
- Bathroom with shower, toilet and vanity, adjoining internal laundry
- 6m x 4.2m garage with rear lane access

TYPE: For Sale

INTERNET ID: L35036221

SALE DETAILS

\$310,000 - \$340,000

CONTACT DETAILS

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

Hayley Oliver
0419595746

- Long-term tenants in place who are keen to stay
- Currently returning \$220 per week (expired lease)
- The block is already sub-divided into two lots - 1/DP964962 508sqm* and 2/DP311401 501sqm*

With a reliable tenancy already established and scope to increase returns through renovation or redevelopment, this property offers both immediate cash flow and long-term growth potential.

As this property is currently tenanted, we require a minimum of 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 on 0437 007 303.

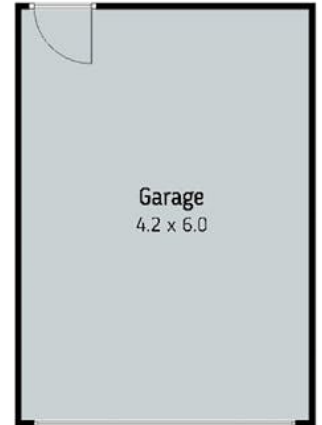
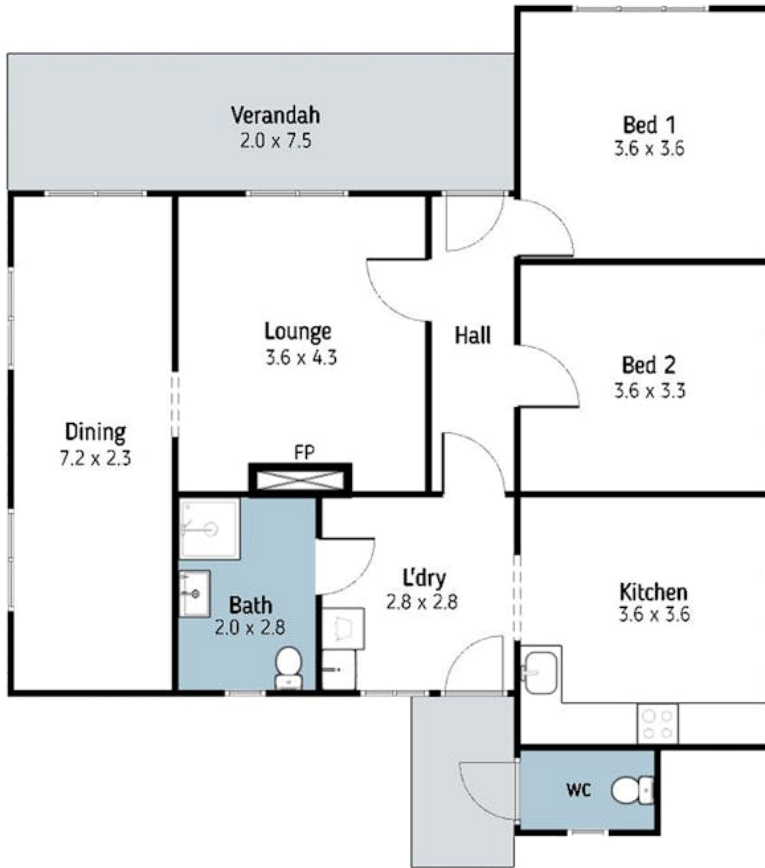
*Approx.

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.

- Land Area 1,012.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Floorboards







17 Parkes Street, Cowra NSW 2794
Total Approx floor area = 95.8 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.