



96 Darling Street, COWRA, NSW 2794

Charming Brick Home in the Heart of Cowra

Ideally located just a short stroll from Cowra's main street, hospital, local clubs and amenities, this well-maintained brick home blends timeless charm with practical modern updates.

Set on a level, low-maintenance block, it's a smart option for homeowners, downsizers or investors seeking reliable rental return.

Property Highlights:

- Three generous bedrooms, with flexibility for a fourth or a dedicated home office
- Bright living room with fireplace and split system air conditioning for year-round comfort
- Updated bathroom featuring freestanding bath, separate shower, and contemporary finishes
- Well-appointed kitchen with adjoining meals area
- Fresh flooring and neutral colour palette throughout

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: L35637234

SALE DETAILS

Price Guide \$450,000 - \$475,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Adam Gambrell

0417533453

- Secure single garage with additional off-street parking
- Fully fenced backyard with established lawn and scope for gardens or play space
- Central location - walk to shops, schools, clubs and medical facilities
- Rental potential: approx. \$400-\$420 per week

Solidly built and move-in ready, this property offers the kind of flexibility and location that rarely goes out of style.

Whether you're stepping into the market, scaling down, or adding to your portfolio, this is a home that meets the brief.

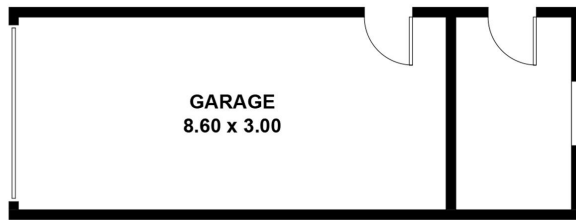
Contact Adam Gambrill on 0417 533 453 or Haley Oliver on 0419 595 746 from Elders Emms Mooney to arrange your private inspection.

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.

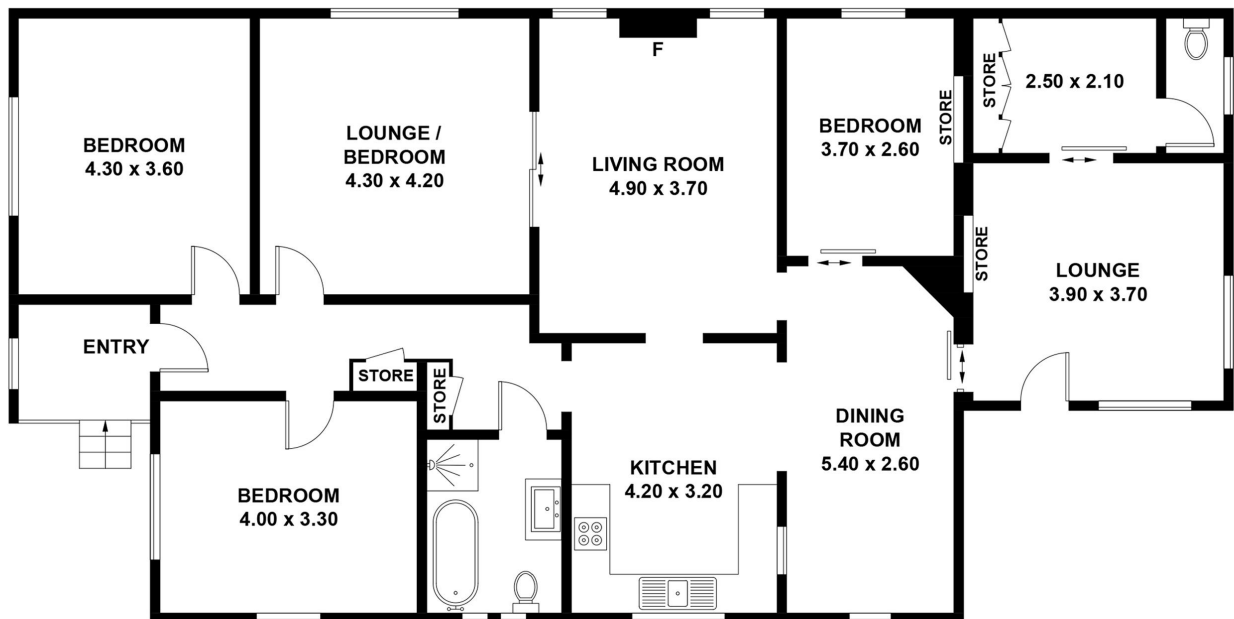
- Land Area 607.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards







(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



96 DARLING ST, COWRA
APPROXIMATE GROSS INTERNAL AREA = 148.8 SQ M
GARAGE = 25.8 SQ M
TOTAL = 174.6 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.



Emms Mooney