



## 65 Lyall Street, COWRA, NSW 2794

### Spacious, Well-Equipped Family Home

Welcome to 65 Lyall Street, Cowra - a solid and well-maintained brick veneer home offering generous space, and excellent functionality for families, or those looking for a comfortable, single level residence.

This home features three well sized bedrooms, each with built-in wardrobes, plus a versatile home office or potential fourth bedroom, also with built-in storage. The three-way bathroom includes a shower, bath, and linen storage and is situated near the bedrooms for convenience.

Living spaces are plentiful, with a front living room and a separate rear living room, both serviced by gas heating, providing year-round comfort. A dedicated dining area with gas heating adjoins the kitchen, which is well appointed with electric appliances and a two-seat breakfast bar. The home also features evaporative air conditioning.

Step outside to a covered rear patio, perfect for entertaining, overlooking established gardens and lawns in a fully fenced yard. Storage and parking are well catered for with two garden sheds, a double lock-up garage with drive through access to the yard, plus a double carport.

**TYPE:** For Sale

**INTERNET ID:** L35658677

#### SALE DETAILS

**\$490,000 - \$530,000**

#### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Caley Mok**  
0437007303

The home also has an internal laundry with external access, electric hot water and excellent security with doors and sensor lights.

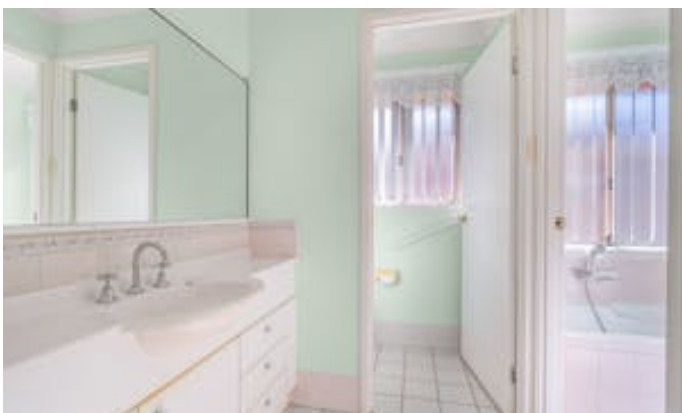
Set in a quiet West Cowra location, this home offers space, comfort, and practicality both inside and out. An excellent opportunity not to be missed.

With a rental estimate of \$400 - 420 per week, this home could also be suitable for investors.

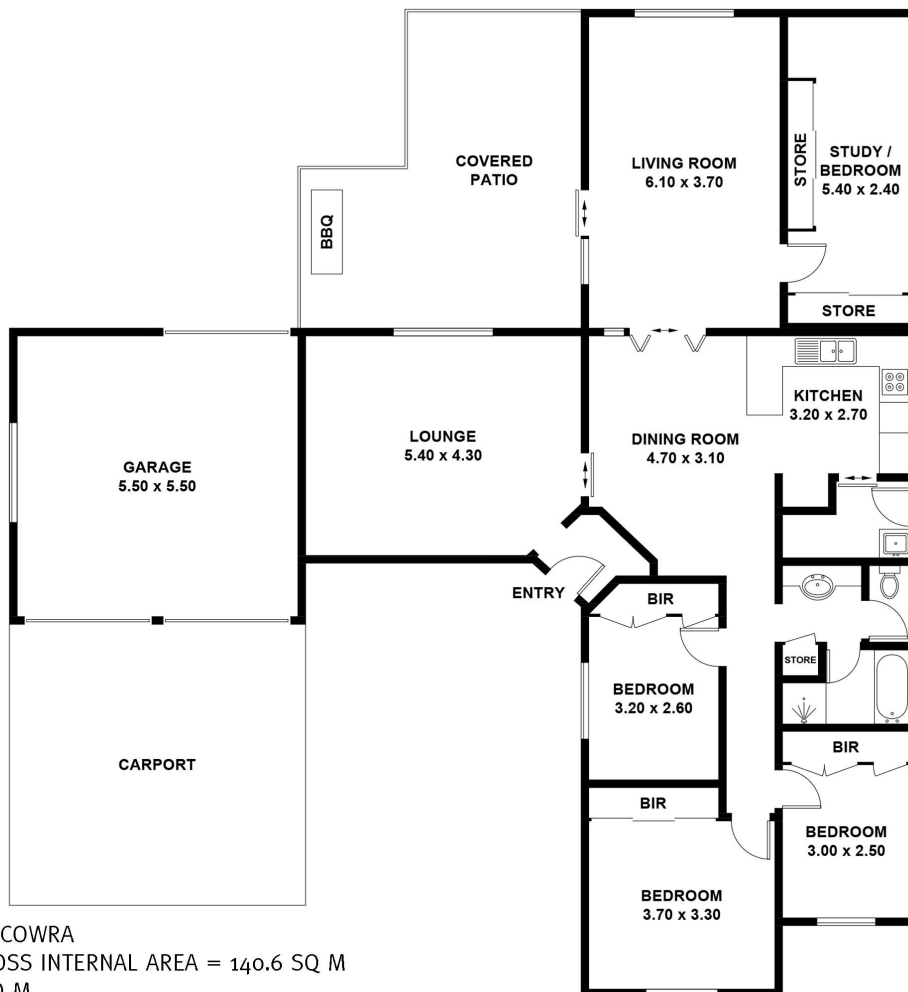
For more information or to arrange your inspection contact listing agents Caley Mok on 0437 007 303 or Hayley Oliver on 0419 595 746 today.

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.

- Land Area 780.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double carport
- Floorboards







65 LYALL STREET, COWRA

APPROXIMATE GROSS INTERNAL AREA = 140.6 SQ M

GARAGE = 30.2 SQ M

TOTAL = 170.8 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.