



28 Belmore Street, CANOWINDRA, NSW 2804

Spacious Family Home

Tightly held by the same owner for several decades, this property is ready for its next chapter.

Offering generous proportions, excellent heating and cooling and a range of practical features, it presents an ideal opportunity for families or investors alike.

The home comprises of four generous bedrooms serviced by a practical bathroom complete with shower, bath and vanity, along with the convenience of a separate toilet. Two separate living areas provide flexibility for family living, while the open plan kitchen and dining area forms the heart of the home, featuring a cosy fireplace and an easy flow for everyday living and entertaining.

The kitchen is well appointed with a moveable island bench, gas cooktop and electric oven, offering both functionality and versatility. Comfort is assured year-round with gas heating, multiple split system air conditioners and ceiling fans throughout.

Externally, the property offers excellent functionality, featuring a powered 7.6m x 5.8m shed at the rear with convenient laneway access, a single garage at the front of the

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TYPE: For Sale

INTERNET ID: L35950333

SALE DETAILS

\$650,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Hayley Oliver

0419595746

home, an external laundry and the added bonus of a second outdoor toilet. Solar panels further enhance the property's appeal, contributing to improved energy efficiency and reduced running costs.

Offering space, comfort and practical extras in a popular country town, this property presents a fantastic opportunity to secure a quality home in Canowindra.

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

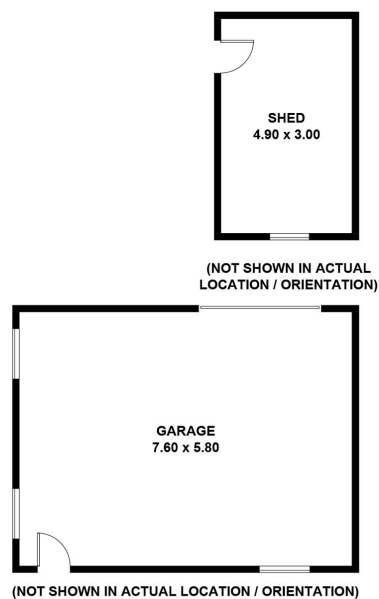
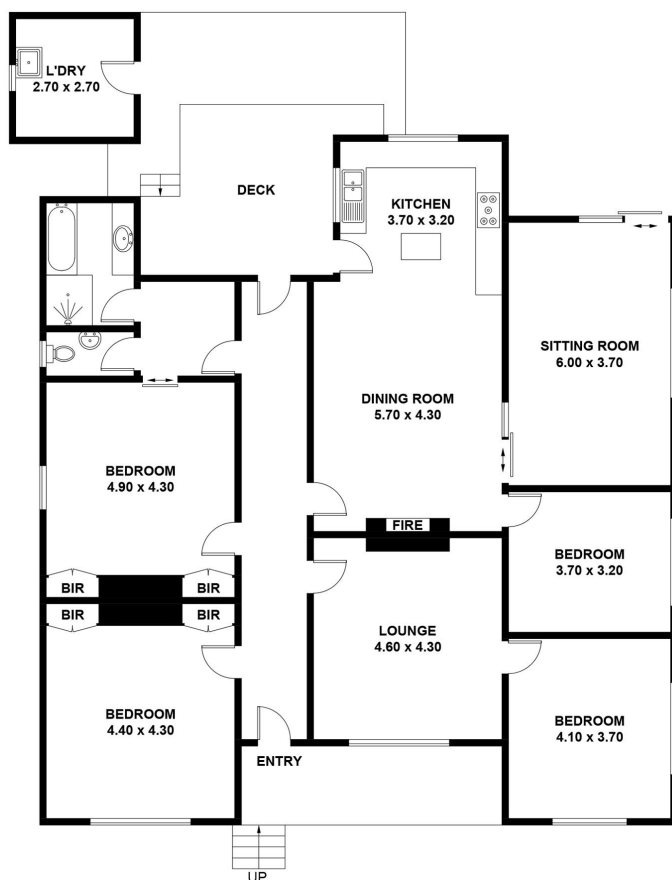
*approximately

- Land Area 784.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single garage
- Double carport
- Floorboards









28 BELMORE ST, CANOWINDRA

APPROXIMATE GROSS INTERNAL AREA = 183.9 SQ M

GARAGE = 44.1 SQ M

SHED / L'DRY = 22 SQ M

TOTAL = 250 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