



18 Bartlett Avenue, COWRA, NSW 2794

Location, Character & Modern Comfort

Perfectly positioned just one street from Cowra's CBD, 18 Bartlett Avenue offers a rare combination of character, quality renovations, and unbeatable convenience. Nestled on a quiet, private one-way street, this beautifully presented home is ideal for downsizers, investors, or those seeking low maintenance living in a premium central location.

Inside, you'll find two spacious bedrooms, each with built-in wardrobes, ceiling fans, and individual split system air conditioning units. The central hallway features polished timber floorboards and leads to a generous living area complete with natural gas heating, split system air conditioning, and a ceiling fan for year-round comfort. A north-facing sunroom/dining space brings in lovely natural light and creates a warm and inviting atmosphere.

The modern high-end kitchen is sure to impress, featuring stone benchtops, soft-closing drawers and cupboards, a 5-burner gas cooktop, dishwasher, and excellent storage throughout. The bathroom has been stylishly renovated and includes a walk-in shower and toilet, with the added bonus of a second toilet for convenience. The home also includes a practical internal laundry and electric hot water system.

Retaining its original character, the property showcases 3-metre-high ceilings,

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: Auction

INTERNET ID: L35954220

AUCTION DETAILS

10:00am, Wednesday
September 17th, 2025

CONTACT DETAILS

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

Caley Mok
0437007303

double-hung windows, decorative skirting boards, and a feature chandelier in the hallway, adding a sense of charm and elegance throughout.

Outside, the home offers a single carport with drive-through access to fenced backyard. The established yard and gardens are easy to maintain, and there's plenty of space at the rear for a future shed if desired (STCA). Enjoy relaxing on the front veranda or the small sitting deck. Security doors at the front and back offer peace of mind.

Currently leased until April 2026, this is a fantastic opportunity for investors looking for a strong rental return with future potential to occupy in one of Cowra's most convenient locations.

As the property is currently leased, inspection times will be specifically scheduled at set times on Thursday & Saturday in the lead up to the auction.

For more information, please contact Caley Mok on 0437 007 303 or the team at Elders Emms Mooney Cowra.

For Sale by Auction - Wednesday 17th September 2025, 10:00 am @ Cowra Bowling Club, 27 Vaux Street, Cowra NSW 2794.

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.

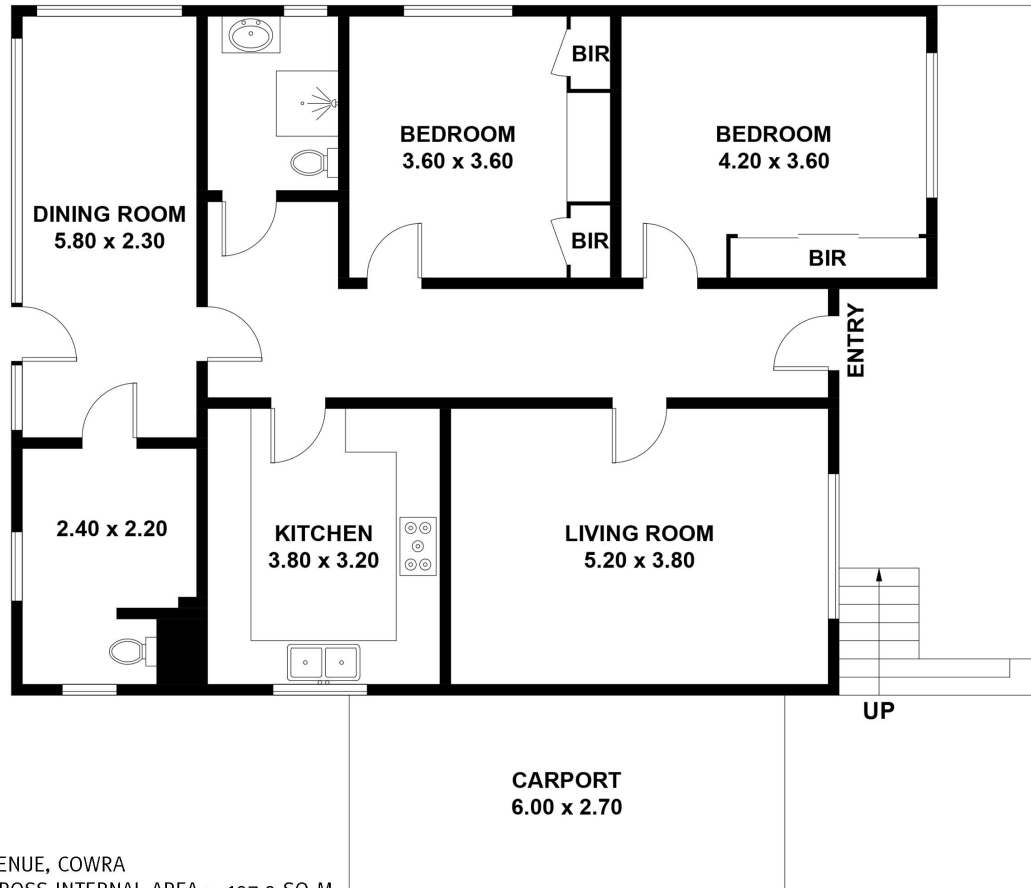
*approximately

- Land Area 531.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport
- Floorboards









18 BARTLETT AVENUE, COWRA
APPROXIMATE GROSS INTERNAL AREA = 107.0 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