

## 37 Belmore Street, WOODSTOCK, NSW 2793

**Brand New & Ready to Move In - Rare Opportunity in Woodstock**

Proudly positioned in the heart of the peaceful village of Woodstock, just 20 minutes\* from Cowra, this property offers a rare chance to secure a brand new home on a generous 1,007m<sup>2</sup> block - an opportunity not often found in this tightly held location.

Thoughtfully designed for modern living, this three-bedroom, two-bathroom home blends comfort and functionality. The open-plan layout provides a bright and inviting living space, while the well-appointed kitchen is ready for everyday cooking and weekend entertaining. Each bedroom includes built-in wardrobes, with the master boasting its own ensuite for added privacy and convenience.

Outside, the level block features a secure single garage and ample space to expand. Whether you dream of adding a shed, a thriving garden, or creating a safe play area for the kids, this property offers the flexibility to grow with your lifestyle.

Perfect for first home buyers, downsizers or savvy investors, this move-in ready home is one of the few new builds available in this warm and welcoming community.

Don't miss your chance to step into a fresh start in a country town that still values space

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:** L35967623

**SALE DETAILS**

**\$450,000 - \$480,000**

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Hayley Oliver**  
0419595746

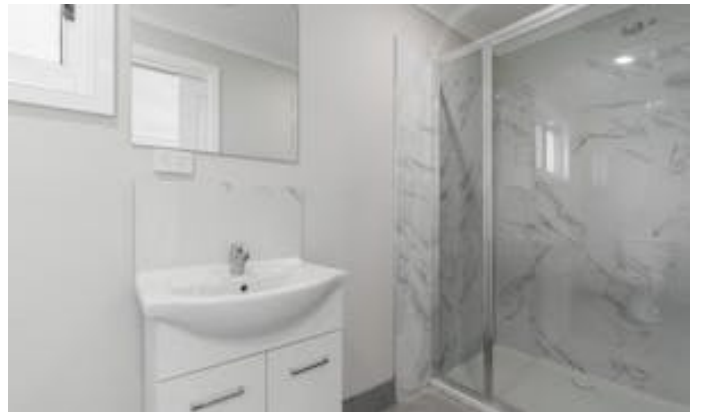
and simplicity.

For more information or to arrange your inspection contact listing agents Hayley Oliver on 0419 595 746 or Adam Gambrill on 0417 533 453 today.

\* Approx.

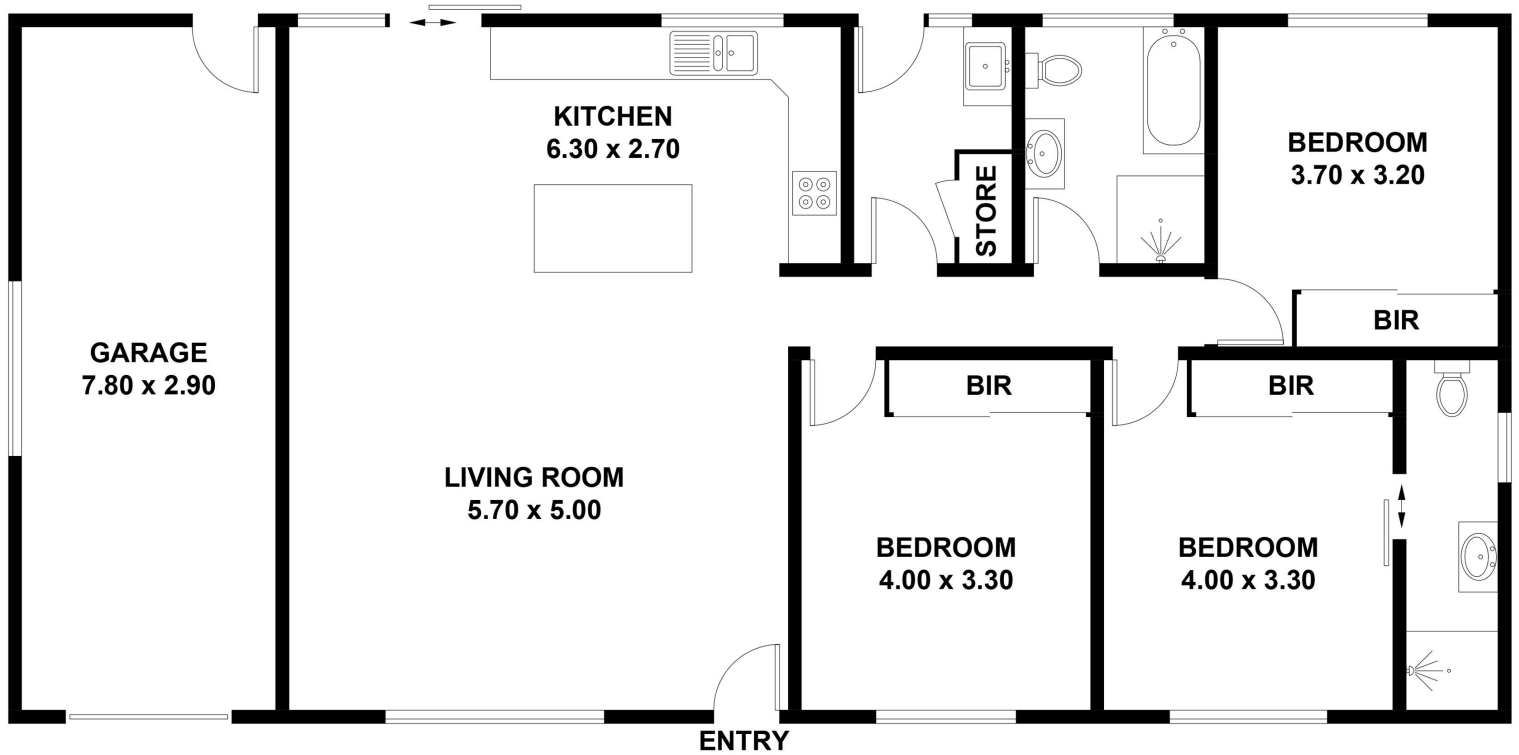
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 1,007.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Floorboards









37 BELMORE STREET, WOODSTOCK  
APPROXIMATE GROSS INTERNAL AREA = 131.4 SQ M  
(INCLUDING GARAGE)

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