



19 Binni Creek Road, COWRA, NSW 2794

First Time Offered in Over 60 Years!

Lovingly held by the same family for over six decades, this property presents an excellent opportunity in a sought-after pocket of North Cowra, ready for its next owner to make it their own and enjoy for years to come.

Proudly positioned on an established 809sqm* block, the home offers a light-filled living room with a split system air conditioner and gas heating for year-round comfort.

There are three comfortable bedrooms, all with ceiling fans, and two featuring built-in wardrobes. The bathroom includes a bath and vanity, complemented by a separate toilet and shower room for added family convenience.

At the heart of the home, the kitchen is equipped with a gas cooktop, electric oven, ample storage, and a breakfast bar. It adjoins a dining area perfect for family meals, complete with the added bonus of a built-in study nook.

The kitchen and dining spaces flow seamlessly to the outdoors, where a covered entertaining area and courtyard with a built-in BBQ provide the perfect setting for gatherings with family and friends where you can appreciate the beautifully maintained

TYPE: For Sale

INTERNET ID: L36731897

SALE DETAILS

Price Guide: \$390,000 - \$420,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Hayley Oliver

0419595746

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.

gardens.

Outside, you will also find exceptional shedding and storage, including a powered double garage with workshop space, a high-clearance carport ideal for a caravan, an additional single garage and a garden shed.

Set in a peaceful, established neighbourhood close to schools, parks, and Cowra's CBD, this much-loved home combines comfort, space, and potential in an excellent location.

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.

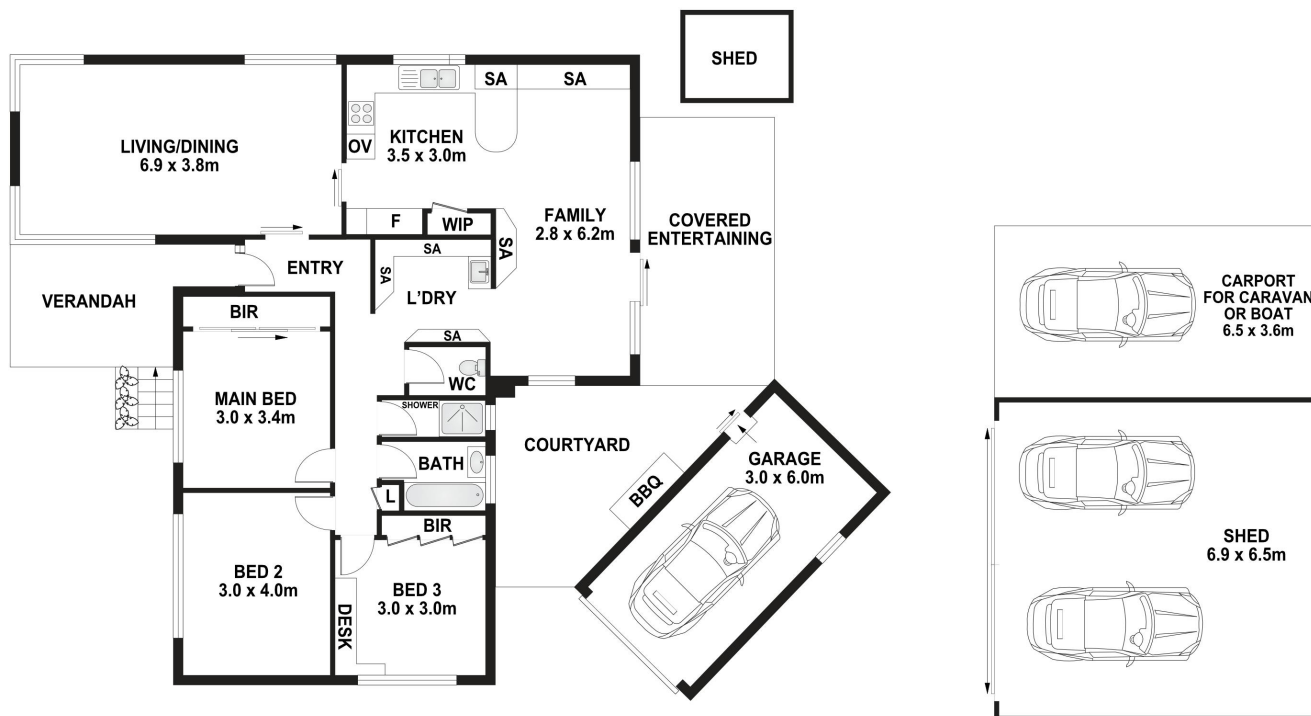
*Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 809.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 3 car garage
- Floorboards









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DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.