



13 Melaleuca Circuit, COWRA, NSW 2794

Brand New Build in Cowra's Premier Estate

Designed for modern living and built with precision, this brand new home delivers the space, comfort and functionality today's families are looking for.

Set in a sought-after estate just minutes from schools, shops and the centre of town, it's a home that's ready to enjoy from day one.

Step inside to find four generous bedrooms plus a versatile fifth room - perfect as a home office, guest room or nursery. The master suite offers a peaceful retreat with a walk-in robe and well-appointed ensuite. At the heart of the home is a spacious open-plan kitchen, dining and living zone, flooded with natural light and finished to an impeccable standard.

A separate second lounge provides added flexibility - ideal as a media room or relaxed family space. The kitchen impresses with stone benchtops, a full butler's pantry, 900mm oven, gas cooktop and premium fixtures - all tailored for both everyday use and effortless entertaining. The custom-designed mud room adds everyday practicality, with built-in cabinetry and storage that's ideal for busy family life - keeping school bags, shoes and sports gear neatly out of sight.

TYPE: For Sale

INTERNET ID: L37143297

SALE DETAILS

Contact Agent

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
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Adam Gambrill
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Bathrooms continue the high-end feel with floating vanities, frameless showers and a freestanding bath. Ducted reverse-cycle air conditioning, quality flooring and a neutral, timeless palette complete the interior.

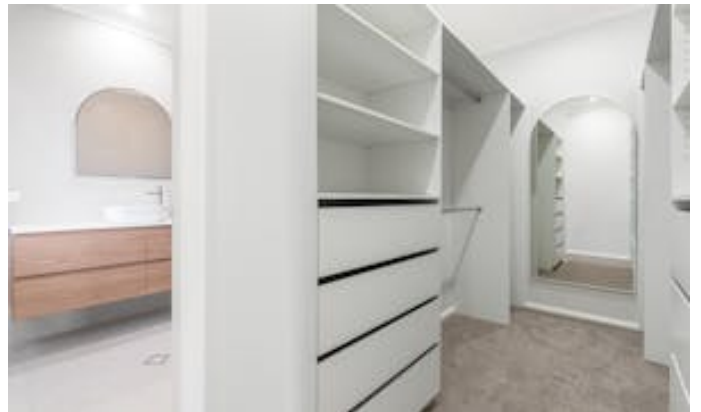
Outdoors, there's room to move and entertain. The undercover alfresco space flows seamlessly from the living area, while the secure, landscaped yard features lush lawns and irrigation - perfect for kids, pets or weekend get-togethers. A double garage with internal access adds everyday convenience.

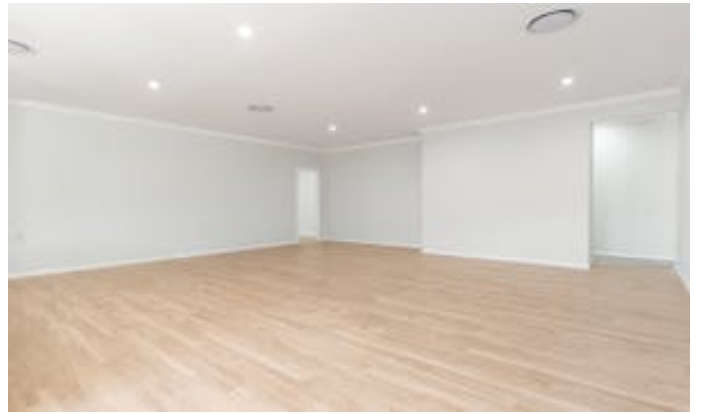
This is an opportunity to secure a brand new, custom-built residence in one of Cowra's most desirable locations - with nothing left to do but move in and make it home.

For more information or to arrange your inspection contact listing agents Adam Gambrell on 0417 533 453 or Caley Mok on 0437 007 303.

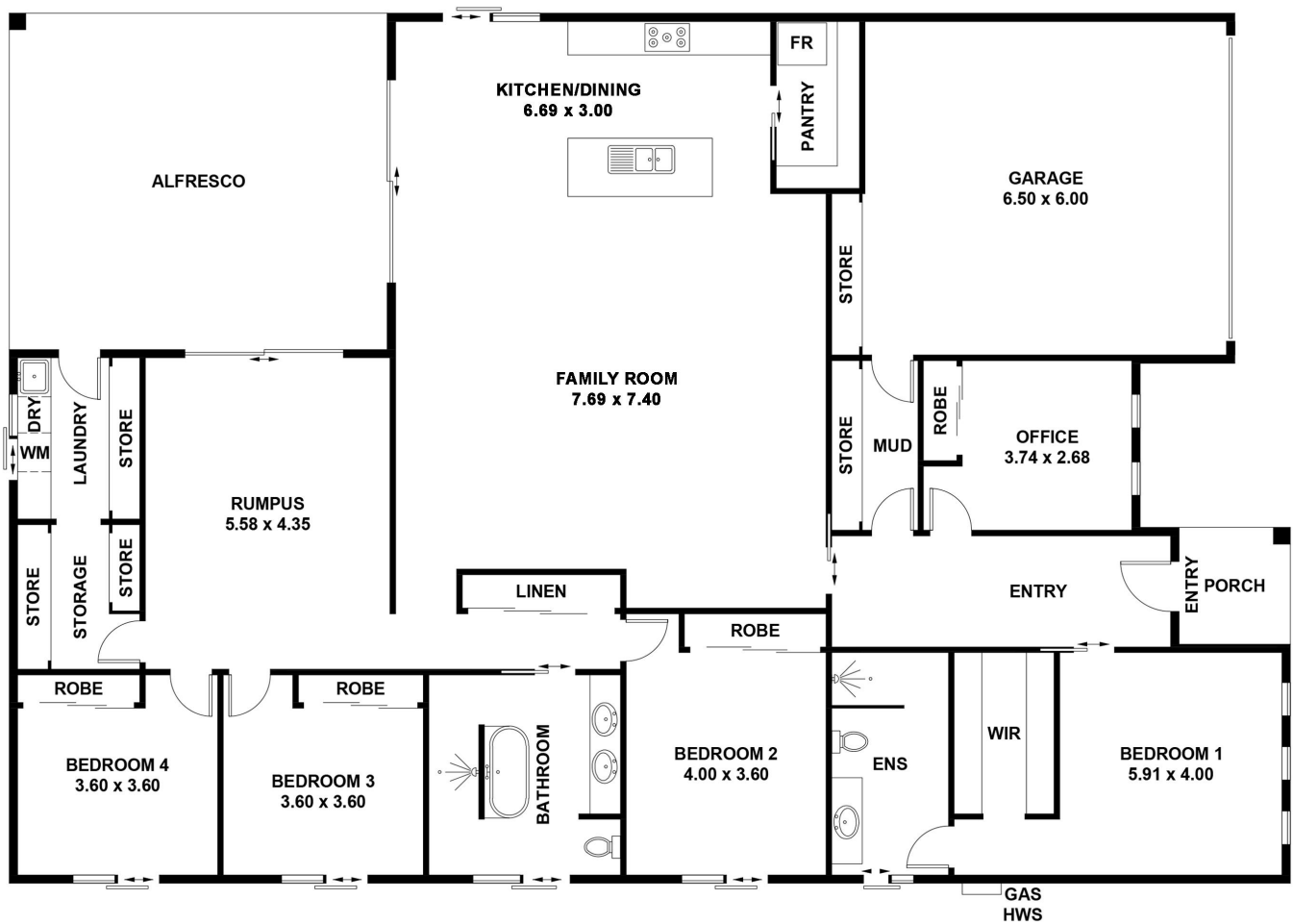
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 1,217.00 square metre
- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Floorboards









13 MELALUCA CCT, COWRA
 APPROXIMATE GROSS INTERNAL AREA = 262 SQ M
 GARAGE = 47 SQ M
 TOTAL = 309 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