



## 6 Macassar Street, COWRA, NSW 2794

### Fantastic First Home or Investment Opportunity

With fresh paint and carpet throughout, this neat and tidy three-bedroom home offers comfort, convenience and excellent accessibility in a quiet, established neighbourhood just minutes from Cowra's town Centre.

#### Key property features:

- Spacious living room with split system air conditioner, natural gas log heater and ceiling fan to keep you comfortable all year round
- Adjoining sunroom ideal for an office, extra sitting area or playroom
- Central kitchen featuring a freestanding oven, dishwasher and walk-in pantry
- Three bedrooms, all with built-in wardrobes, two boasting ceiling fans
- Main bathroom featuring a disabled-friendly walk-in shower, bath and vanity
- Separate toilet with its own vanity for added convenience
- Rear lane access to the single garage at the back of the block as well as a carport accessible from Macassar Street

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:** L37145651

#### SALE DETAILS

**\$430,000 - \$450,000**

#### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Hayley Oliver**

0419595746

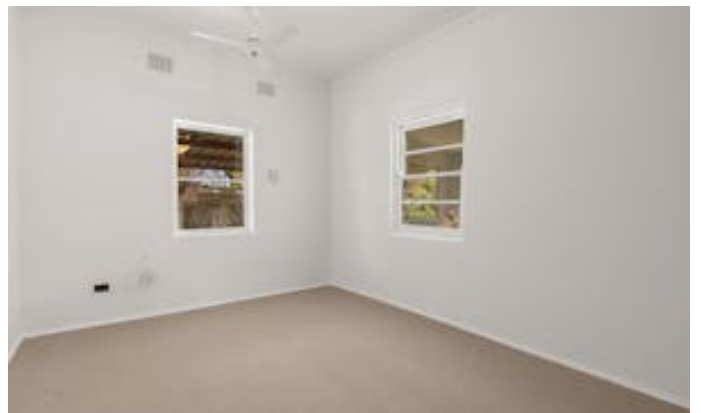
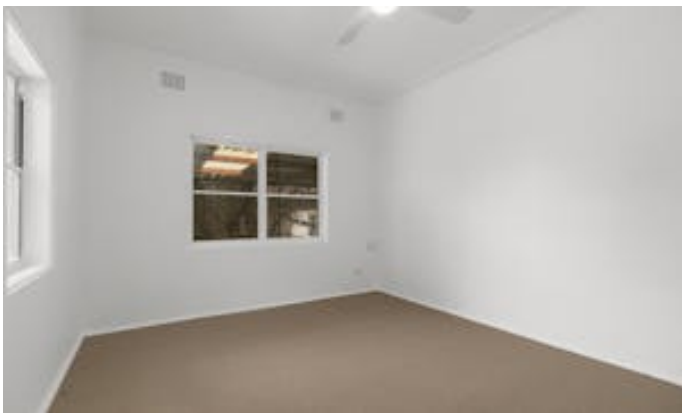
- Rates approximately \$2,400 per annum
- Rent appraisal \$400-\$420 per week

Perfect for first-home buyers, downsizers or investors, this updated and low-maintenance home offers an excellent opportunity to secure a comfortable and conveniently located property.

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

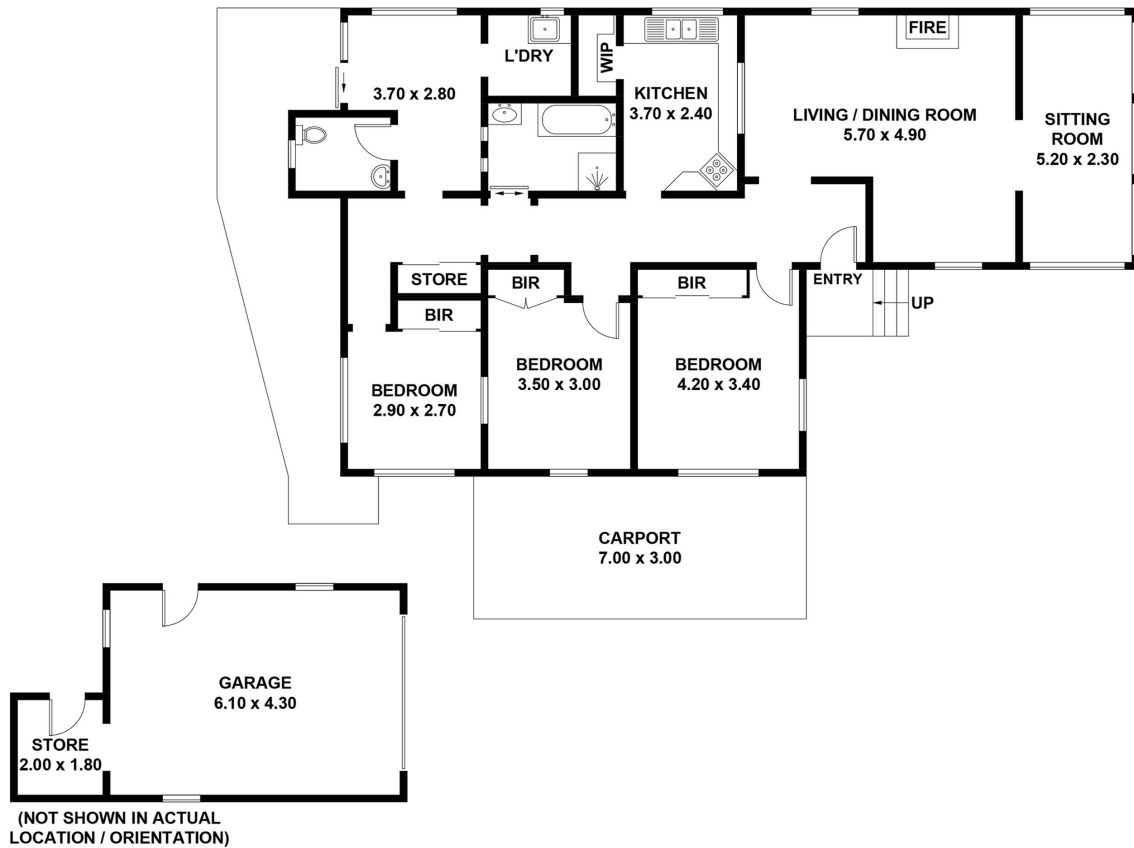
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 607.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards









6 MACASSAR STREET, COWRA

APPROXIMATE GROSS INTERNAL AREA = 128.9 SQ M

GARAGE & STORE = 30.2 SQ M

TOTAL = 159.1 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