



14 Yarrawonga Crescent, COWRA, NSW 2794

Private, Practical and Perfect for Family Living

Tucked quietly into a family-friendly cul-de-sac in sought-after North Cowra, this beautifully maintained home delivers space, comfort and standout outdoor living on a generous 1,201m² block.

Set back from the street for added privacy, the home welcomes you with a flexible floorplan that includes multiple living zones - a large formal lounge at the front, and a relaxed open-plan living and dining space off the central kitchen. Modern appliances, plenty of storage, and a practical layout make it easy to cook, connect and entertain.

Three generous bedrooms are complemented by a dedicated office and two fully renovated bathrooms - with the ensuite and main both finished in a fresh, contemporary style. A gas log fire and split system air conditioning provide comfort in every season.

Step outside and the appeal continues. A spacious elevated deck overlooks the low maintenance landscaped gardens that enhances the home's peaceful, private feel. Enjoy the convenience of nearby schools and scenic walking trails, all just moments from your front door.

TYPE: For Sale

INTERNET ID: L37576903

SALE DETAILS

Price Guide: \$580,000 - \$620,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Adam Gambrell

0417533453

Key Features:

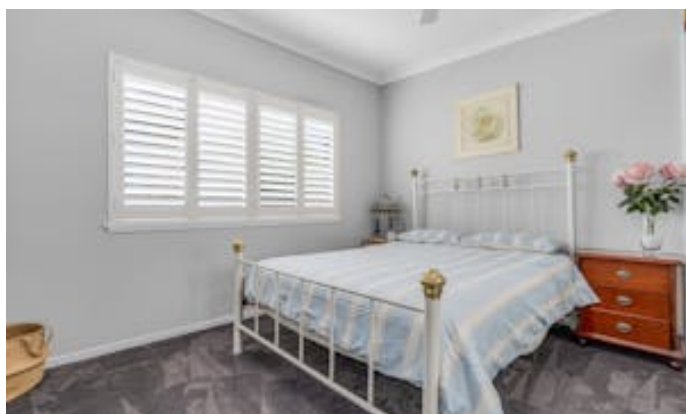
- Formal and casual living zones
- Renovated bathrooms and modern kitchen
- Gas log fire and split system air conditioning
- Elevated deck perfect for entertaining
- Double garage and carport
- Highly sought-after North Cowra location
- 1,201m² block in quiet cul-de-sac

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

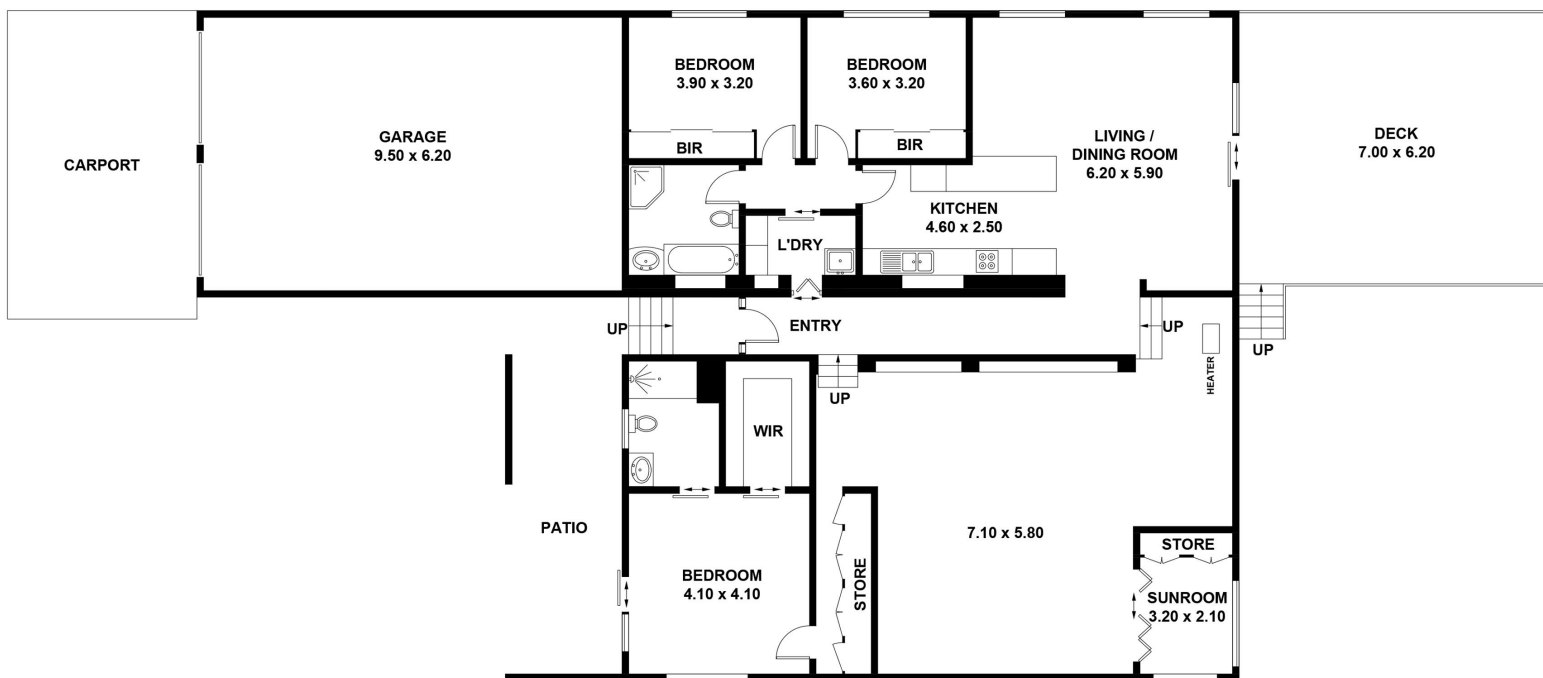
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 1,201.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Floorboards









14 YARRAWONGA CRES, COWRA
 APPROXIMATE GROSS INTERNAL AREA = 199.7 SQ M
 GARAGE = 58.9 SQ M
 TOTAL = 258.6 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