



## 14 Nelson Street, COWRA, NSW 2794

### Neat and Tidy Opportunity

Positioned in a highly convenient central location close to schools and parks, this well maintained home offers space, comfort and versatility on a 696sqm fully fenced block. Ideal for first home buyers, downsizers or investors, the property also presents strong rental potential of \$400-\$425 per week.

The home features three bedrooms, all with fans. High ceilings enhance the sense of space throughout, while multiple living areas provide flexibility for families or those working from home.

The kitchen is equipped with a dishwasher, electric oven and gas cooktop, complemented by natural gas throughout the home. Year-round comfort is ensured with a split system air conditioner in the dining room and a slow combustion fireplace in the living area.

A second living or sitting room with a ceiling fan adds further versatility, while the main bathroom includes a shower and toilet. There is a second shower and toilet located in the laundry.

**TYPE:** For Sale

**INTERNET ID:** L37760179

#### SALE DETAILS

**\$450,000 - \$475,000**

#### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Caley Mok**  
0437007303

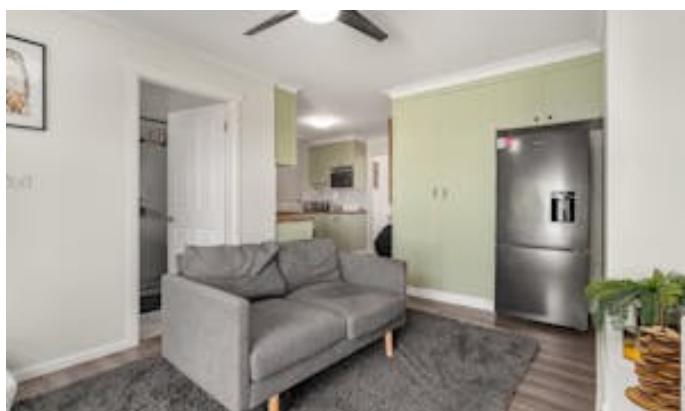
Outdoor living is well catered for with an entertaining deck at the rear overlooking the established gardens and yard. The property also boasts a newly constructed garage/workshop with single-phase power, rear lane access, excellent storage or workspace options, as well as 6.6kw of solar & security cameras.

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

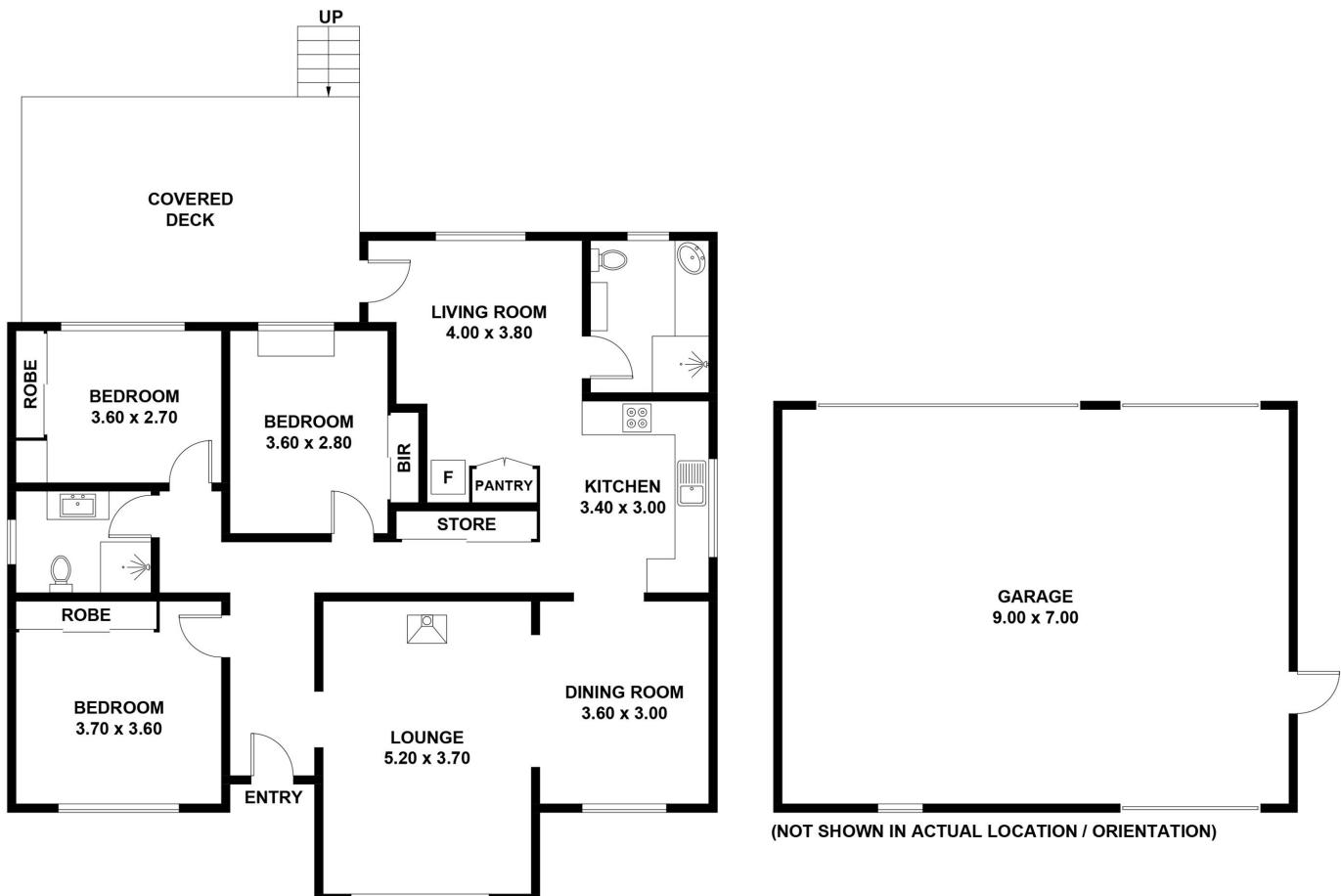
\*approximately

- Land Area 696.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 3 car garage
- Floorboards









14 NELSON STREET, COWRA

APPROXIMATE GROSS INTERNAL AREA = 118.0 SQ M

GARAGE = 63.0 SQ M

TOTAL = 181.0 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.