



## 5 Berowra Street, COWRA, NSW 2794

### Tightly Held North Cowra Home

Positioned in an excellent North Cowra location, this well-appointed home is being offered for sale for the first time in more than 35 years. Ideally situated close to schools, parks, and various walking trails, this home is the perfect choice for families seeking a relaxed lifestyle in a family friendly neighbourhood.

Lovingly maintained over many years, the beautifully established gardens and lush lawns reflect a true pride of ownership, creating a peaceful outdoor setting to be enjoyed.

Inside, the home features a spacious main living area complete with evaporative a/c and gas heating. The functional electric kitchen is well-equipped with electric appliances including a dishwasher.

The second living/dining area offers flexibility, while the home includes three good sized bedrooms with walk in or built in wardrobes. Other internal features include a central bathroom, separate laundry, and a variety of storage options throughout.

A welcoming front veranda overlooks the established front yard, while parking is well

**TYPE:** For Sale

**INTERNET ID:** L39146869

#### SALE DETAILS

**\$450,000 - \$490,000**

#### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street

Bathurst, NSW

02 6331 0744

**Caley Mok**

0437007303

catered for with a single carport and a separate garage located in the back yard for storage, plus an additional garden shed.

First home buyers, young or growing families, downsizers or investors may all suit this property, with potential rental income of around \$400.00 per week achievable.

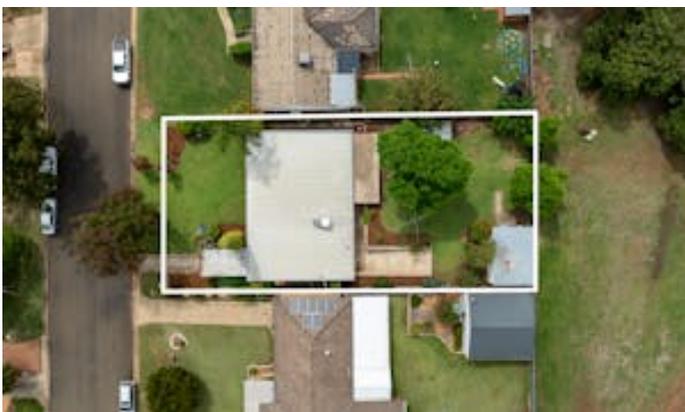
For more information or to arrange your inspection contact listing agents Caley Mok on 0437 007 303 or Hayley Oliver on 0419 595 746 today.

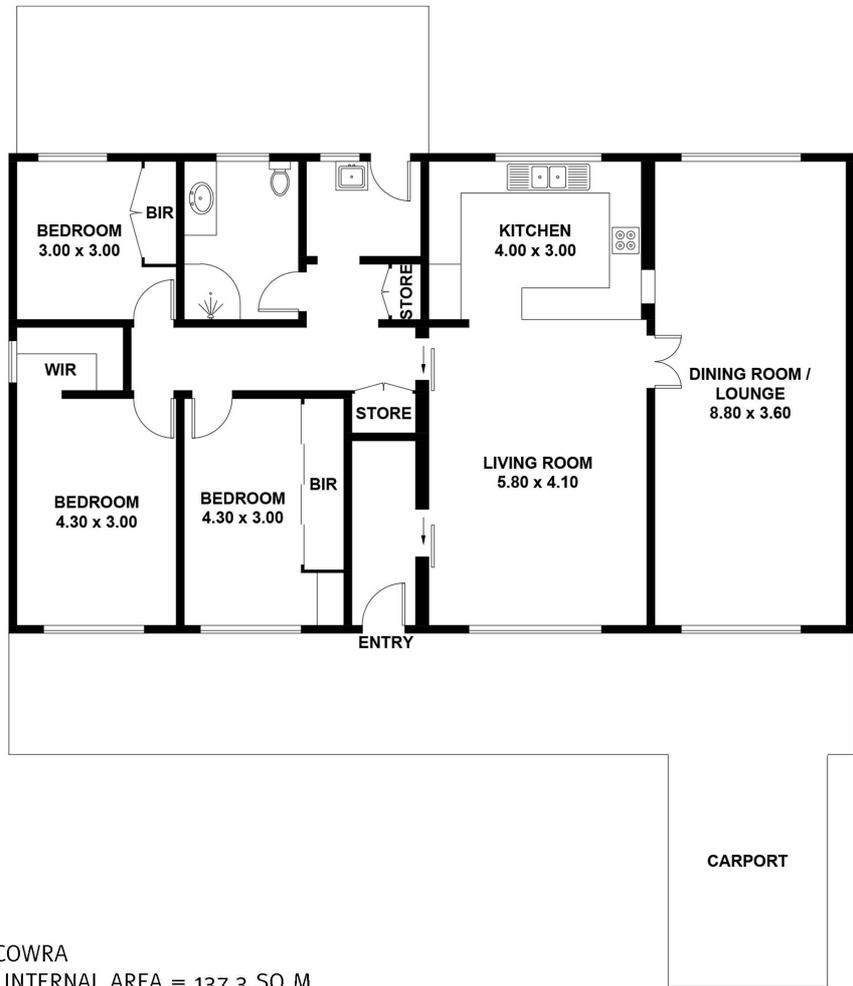
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

\*approximately

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







5 BEROWRA STREET, COWRA  
APPROXIMATE GROSS INTERNAL AREA = 137.3 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