



## 23 Acacia Circuit, COWRA, NSW 2794

### Refined Living in Sought-After North Cowra

Immaculately maintained and beautifully established, this home offers a refined yet welcoming lifestyle in one of Upper North Cowra's most desirable pockets.

The elevated facade creates immediate street appeal, while the north-to-rear aspect fills the open-plan living spaces with natural light.

Tiled flooring enhances the main living areas, complemented by plush carpet in all three bedrooms. Each bedroom includes built-in robes, with the oversized master enjoying direct access to the generous three-way bathroom, creating a private ensuite-style layout. A second toilet adds everyday practicality.

The well-appointed kitchen features a gas cooktop, electric oven, dishwasher and generous bench space, making both family meals and entertaining effortless.

Plantation shutters provide timeless style and privacy, while three split-system air conditioners and natural gas heating ensure year-round comfort.

**TYPE:** Sold

**INTERNET ID:** L39271898

#### SALE DETAILS

Contact Agent

#### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street

Bathurst, NSW

02 6331 0744

**Adam Gambrell**

0417533453

Outdoors, the landscaped gardens were thoughtfully designed by renowned landscape designer Anthea Dunlop and are supported by irrigation, creating a peaceful and low-maintenance retreat. The covered rear patio offers the perfect setting for morning coffee or relaxed gatherings while overlooking the beautifully curated surrounds.

With a remote roller-door single garage and pristine presentation throughout, this is a quality home suited to downsizers, first-home buyers or investors seeking a move-in-ready opportunity in a tightly held location.

For more information or to arrange your inspection contact the listing Agent, Adam Gambrill on 0417 533 453 today.

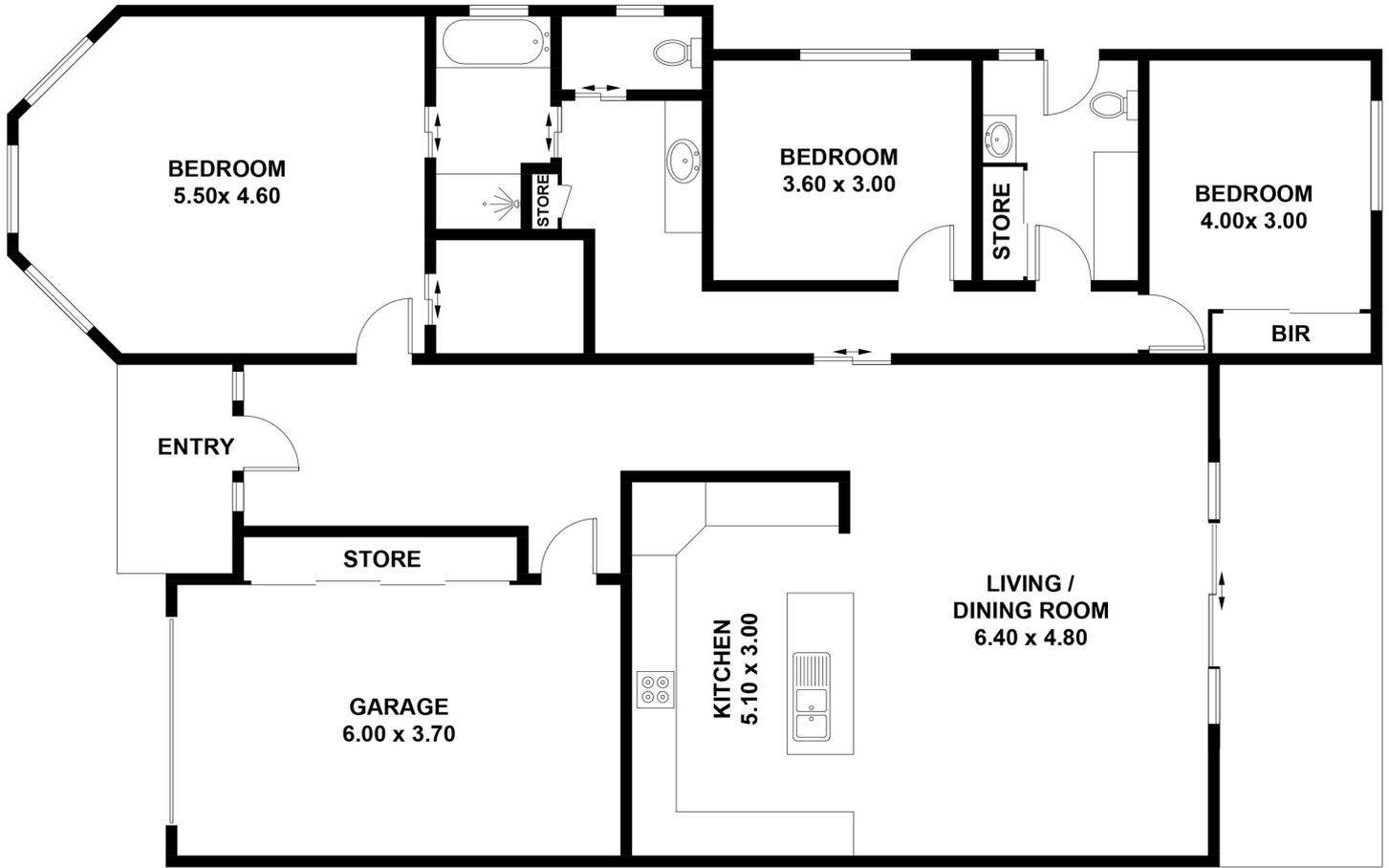
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards









1/23 ACACIA CCT, COWRA  
APPROXIMATE GROSS INTERNAL AREA = 169.5 SQ M  
(INCLUDING GARAGE)



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.