



## 18 Cooyal Street, COWRA, NSW 2794

### Renovated Family Entertainer

Set on a generous 1,011sqm\* block just minutes from local sporting grounds, this beautifully renovated four-bedroom home offers the perfect blend of modern comfort, flexible living and exceptional outdoor entertaining.

At the heart of the home is the stylish modern kitchen, fitted with a brand new Smeg freestanding electric oven with gas cooktop, dishwasher and breakfast bar, flowing seamlessly into the living and dining areas. Comfort is assured all year-round with a gas fire log heater, split system air conditioning and ceiling fans in the main home.

The property offers three well-appointed bedrooms in the main residence, each complete with built-in wardrobes, and is serviced by a beautifully renovated three-way bathroom featuring a freestanding bathtub, shower and separate toilet for added convenience. Connected by a tandem carport, the granny flat is positioned at the front of the property and is complete with its own ensuite and split system air conditioner. This versatile space is ideal for extended family, guests, teenagers or additional accommodation options.

Outside, the veranda stretches the full length of the home, overlooking the pool and BBQ area to create the ultimate entertaining space for family and friends. The fully

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**TYPE:** For Sale

**INTERNET ID:** L41067322

#### SALE DETAILS

**Price Guide:** \$440,000 - \$480,000

#### CONTACT DETAILS

**Elders Emms Mooney**  
152 William Street  
Bathurst, NSW  
02 6331 0744

**Hayley Oliver**  
0419595746

fenced backyard provides plenty of room for children and pets, while raised vegetable gardens and multiple garden sheds add practicality and charm.

Offering a wonderful combination of space, comfort and functionality, this impressive property presents an ideal opportunity for growing families or buyers seeking additional accommodation options.

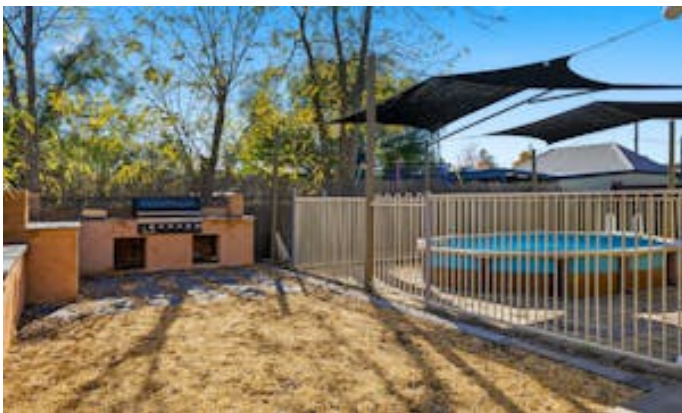
To request a copy of the contract of sale, book your inspection, or learn more information, contact listing agents Hayley Oliver on 0419 595 746 or Adam Gambrill on 0417 533 453.

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.

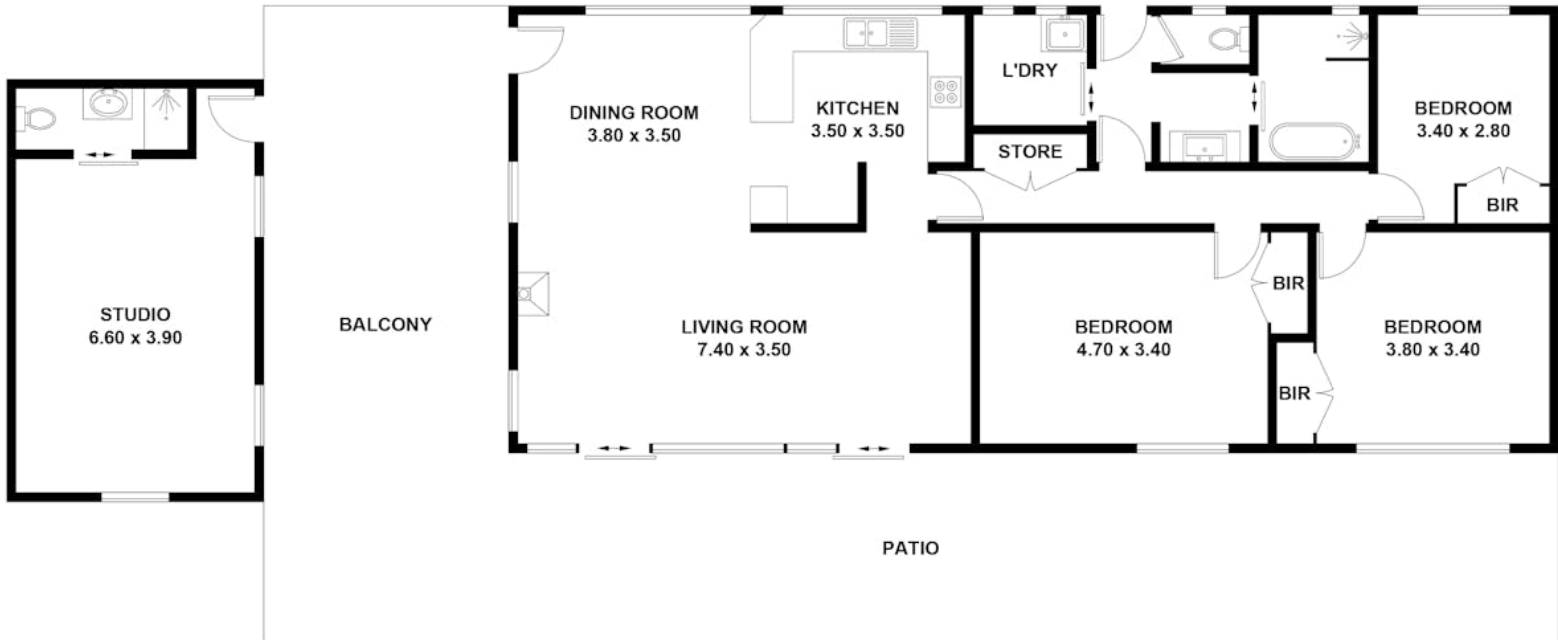
\*Approximately


- Land Area 1,011.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Floorboards










 18 COOYAL STREET, COWRA  
 APPROXIMATE GROSS INTERNAL AREA = 117.9 SQ M  
 STUDIO = 25.7 SQ M  
 TOTAL = 143.6 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.