



30 Whitby Street, COWRA, NSW 2794

Move Straight In or Invest with Confidence

Offering exceptional value for first home buyers and investors alike, this well-presented home combines comfortable family living, modern updates and impressive shedding on a generous, low-maintenance allotment.

Inside, the home features three bedrooms plus a versatile sleepout that can easily function as a fourth bedroom, home office or hobby room. A spacious living area provides plenty of room to relax, complete with a wood heater and split system air conditioning for year-round comfort. The renovated kitchen offers excellent storage and bench space and adjoins the dining area, creating a practical layout for everyday living.

Stepping outside, you'll find a large covered entertaining area overlooking the secure backyard, while the substantial shedding, workshop and separate office/rumpus room provide endless flexibility for tradespeople, hobbyists or those needing additional storage.

For investors, the property presents an attractive opportunity with a current rental appraisal of \$400 - \$420 per week. The current owner would also be interested in leasing the property back, providing the potential for immediate rental income from settlement.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L41509518

SALE DETAILS

Price Guide: \$390,000 - \$425,000

CONTACT DETAILS

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

Adam Gambrell
0417533453

Features include:

- Three bedrooms with built-in wardrobes
- Versatile sleepout or potential fourth bedroom
- Spacious lounge room with wood heater and split system air conditioning
- Renovated kitchen with ample storage
- Separate dining area
- Family bathroom plus second toilet
- Covered outdoor entertaining area
- Secure, low-maintenance backyard
- Large carport with drive-through access
- Workshop plus separate office/rumpus room
- Rental appraisal of \$400 - \$420 per week*
- Potential leaseback opportunity available for investors*

Whether you're entering the market, expanding your investment portfolio or looking for a home with extra space and functionality, this is an opportunity not to be missed.

To request a copy of the contract of sale, book your inspection, or learn more information, contact listing agents Adam Gambrill on 0417 533 453 or Caley Mok 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.

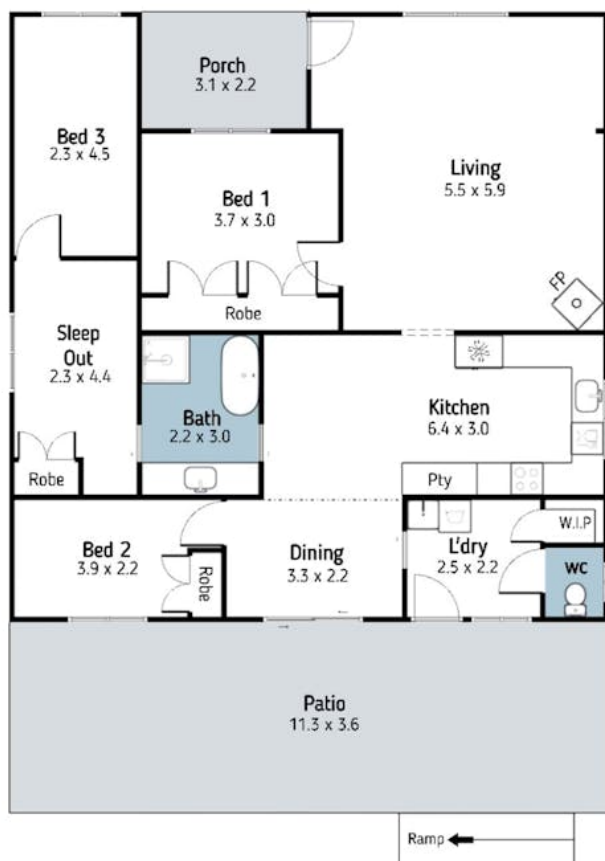
*Approximately. Subject to terms and conditions.

- Land Area 790.00 square metres
- Building Area: 130.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 3 car garage
- Single carport
- Floorboards

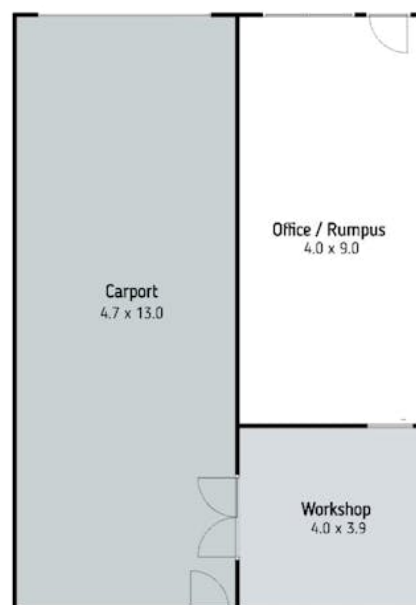








Elders
Emms Mooney



TOTAL APPROX FLOOR AREA= 130 SQ.M (HOUSE)

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Smooth Visuals gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

30 WHITBY STREET, COWRA