

**1 Betts Street, Cootamundra, NSW 2590**



**House For Sale**

Sunday, 10 March 2024

**1 Betts Street, Cootamundra, NSW 2590**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 4047 m2**

**Type: House**



Nick Ashe  
0455822727



Chris Ryan  
0424134901

**\$485,000**

Flemings Cootamundra is pleased to offer 1 Betts Street, Cootamundra to the market for sale. Welcome to this hidden gem, boasting 4,047sqm\* of flat land offering its purchaser the opportunity to develop (STCA\*\*) or rejuvenate this character filled home. Features Include:- Three Bedrooms, two with built in robes- Office or optional guest bedroom- Large open plan dining and lounge room- Family room as a secondary entertaining space- Modern bathroom with shower over spa bath and toilet- Second toilet adjacent to laundry- Multiple reverse cycle air conditioners and wood heater- Impressive shed with power and two bay carport at the rear- Town water plus bore- Located just 100m\* to the local sports ground, 190m\* to very popular local cafe and just 1.1km\* to the CBD. Don't miss out on this remarkable opportunity. Contact Flemings Cootamundra today to arrange an inspection and unlock the potential this property holds.\* = approximately\*\*= Subject to Council Approval. All information contained here is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."