

# 12 Yarrowonga Crescent, Cowra, NSW 2794



## House For Sale

Wednesday, 20 March 2024

12 Yarrowonga Crescent, Cowra, NSW 2794

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 974 m2

Type: House



Adam Gambrell

0417533453

**\$485,000 - \$495,000**

Located in a desirable North Cowra cul-de-sac, this property is sure to appeal to all buyers seeking a quality home in a family friendly neighbourhood. It really is perfectly suited for young families, retirees, and everyone in between, with schools, parks and walking trails close by. Here is a chance to secure your new family home for many years to come. Key features to the property include: • Three bedrooms with built in robes & ensuite in main • Generous lounge & dining rooms with additional tiled rumpus (4th bedroom) • New carpet, blinds & freshly painted throughout • Spacious kitchen with dishwasher, gas cooktop, electric oven & generous walk-in pantry • Main bathroom with shower, bath, vanity & toilet • New hot water system • Ducted evaporative cooling & underfloor gas heating • Large in-ground saltwater pool • Established lawns & gardens on a 974m<sup>2</sup> block • Recent rental appraisal suggests \$420 - \$430 per week • Council reserve at the rear allowing for easy vehicle access • Three toilets in the home (bathroom, ensuite & laundry) To request a copy of the contract of sale, book your inspection, or learn more information, contact the listing agent today. Adam Gambrell 0417 533 453 [adam.gambrill@elders.com.au](mailto:adam.gambrill@elders.com.au) 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.