

14 Walla Street, Cooma, NSW 2630

McGrath

House For Sale

Tuesday, 14 November 2023

14 Walla Street, Cooma, NSW 2630

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 803 m²

Type: House



Luke Tozer

0400459607

Guide \$439,000

Welcome to this charming 'E Type' home in a quiet street of Cooma East, offering a multitude of opportunities for first-home buyers, downsizers, and investors alike. This tidy property is in excellent structural condition, making it an ideal choice for those looking for a low-input property or if you are wanting to put your own stamp on it. Key Features:- 3 Bedrooms: All good sized with built-in wardrobes.- Sunny Living: Enjoy a north-facing living area with gas heating.- Modern Kitchen: The IKEA-designed kitchen brings a more modern look to the home.- Neat Bathroom: Well-maintained and functional.- Spacious Yard: Offers an entertaining area and ample space.- Rental Potential: Currently leased for \$390pw periodic agreement- Development Option: 803 sqm block size with potential for a second Dwelling or Large Shed (STCA)- Air Conditioning: Added comfort for all seasons. This property offers a chance to secure a tidy investment providing options to enhance the property and strengthen the returns (STCA). Whether you're a first-time buyer, downsizer, or investor, this home provides value and potential. Don't miss the opportunity to explore it for yourself.