

17 Binni Creek Road, Cowra, NSW 2794



House For Sale

Friday, 3 May 2024

17 Binni Creek Road, Cowra, NSW 2794

Bedrooms: 3

Bathrooms: 1

Area: 740 m2

Type: House



Tess Chester

0488640283

\$405,000

Located 4 mins* Cowra main street, 30 min* to Canowindra, 1hr and 10mins* to Orange, 2 hrs and 30mins * to Canberra & 4hrs and 10 mins* to Sydney. Nestled in the heart of Cowra, 17 Binni Creek Road presents a fantastic opportunity for families, first home buyers, and astute investors alike. This charming residence offers three generously sized, carpeted bedrooms, each equipped with ceiling fans to ensure comfort throughout the seasons. The master suite boasts an expansive four-door built-in wardrobe, while the second bedroom features a convenient two-door wardrobe. A cozy, carpeted living room, complete with a gas heater and reverse cycle air conditioner, creates a welcoming environment for relaxation and family gatherings. The home's original kitchen, with an electric four-burner oven, flows seamlessly into the carpeted dining area, perfect for shared meals and entertaining. The family bathroom is well-appointed with a shower, bath, and basin, and benefits from a separate toilet for added convenience. An original laundry and a two-door linen cupboard provide ample storage solutions. Set on a substantial 740-square-metre plot, the property includes a private, concreted outdoor sitting area and a garden shed with a concrete floor, ideal for hobbies or additional storage. The home also features a 250-litre electric hot water system, an updated power box meter, and basic yard fencing, ensuring both functionality and privacy. Parking is a breeze with a 1.5 car carport, safeguarding your vehicle from the elements. This house, brimming with potential and awaiting your personal touch, could be the perfect place to call home. Don't miss out on the opportunity to make 17 Binni Creek Road your own. FOR SALE - \$405,000 LISTING AGENT Tess Chester | 0488 640 283 | tess.chester@agriruralnsw.com Josh Keefe | 0436 926 866 | josh.keefe@agriruralnsw.com AGRI RURAL NSW - LEADERS IN RURAL PROPERTY SERVICES 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. Interested parties should rely on their own legal advice and the accuracy of the contract.