

**25 Waugoola Street, Cowra, NSW 2794**



**House For Sale**

Thursday, 4 April 2024

25 Waugoola Street, Cowra, NSW 2794

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$510,000**

Located within minutes to Cowra CBD, 1hr\* from Orange & Bathurst & 3.5hrs\* from Sydney. This beautiful family home - rendered, double brick original + extension - provides a modern & spacious feel throughout, along with a lovely entertaining area. It is perfectly positioned, close by to a variety of schools, sporting fields, shops & in close proximity to the main business precinct of Cowra. Key features • 4 bedroom home, 2 bathroom, the original section double-brick & cement rendered. Original 1930s Californian Bungalow home with open plan family room/kitchen/dining extension opening up to the backyard & elevated backyard entertainer's deck connected to a modern double garage/workshop, easily accessed via a rear lane • Rare dual vehicle access- sealed driveway leading straight to the front door from the front access off Waugoola Street, plus rear 2 car secure garaging off Martin's Lane • North-facing veranda at the front • Every room has undergone remodelling in the past 15yrs- both bathrooms, laundry, kitchen & open plan living rooms a complete refit • Flexible living arrangements - can be a 4 bedroom home with open plan living, or 3 bedroom/2 separate living areas (home office/media room/parents retreat) • Kitchen features a 900mm wide Omega stainless steel oven in the original fireplace, plus Electrolux dishwasher (manuals for both can be provided) • Oversized 1800mm length bath, travertine tiles in main bathroom, both bathrooms feature heated towel rails • Heating & cooling via a ducted RC air con & split system air con, zoned for energy efficient day/night cooling or heating • Double-car garage is fitted with a remote-controlled roller door • Western Red Cedar French doors, partnered with double-hung windows & features throughout living room, designed to maximise cross ventilation throughout the home • North-facing under cover "Merbau" timber deck/entertaining area immediately connected to double car garage. Concrete floor to double car garage. Power to both garage & deck. \* Future investment possibilities - with dual street & lane frontage facilitating the possibility of two houses on site in the future (STCA) Note: Furniture has been added to the marketing images CONTACT Michael Kennedy 0497 288 726 michael.kennedy@agriruralnsw.com Josh Keefe 0436 926 866 josh.keefe@agriruralnsw.com