# 36 Hay Street, Cootamundra, NSW 2590
## Sold House

**Friday, 10 November 2023**

**36 Hay Street, Cootamundra, NSW 2590**

**Bedrooms: 7**          **Bathrooms: 3**          **Parkings: 3**          **Area: 1012 m2**          **Type: House**

Nick Ashe
0455822727

Chris Ryan
0424134901

**$475,000**

Flemings Cootamundra is pleased to present 36 Hay Street, Cootamundra to the market for sale.This remarkable real estate opportunity offers a delightful combination of a spacious three-bedroom home and two income-producing, two-bedroom units at the rear. Located in a central location this property presents an exceptional chance for both homeowners and savvy investors looking to maximise their returns.Features Include:- Three bedrooms- Main with walk in robe and WC- Open plan kitchen/living/dining- Bathroom with separate laundry- Private yard and carport- Units both comprising of two bedrooms with built in robes- Open plan living/kitchen/dining- Main bathroom and separate laundry- Private courtyard- Combined rent return of $620pw-  300m* to local park, 550m* to CBDCall Flemings Cootamundra today to arrange an inspection!*approximately"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."