

37 Baroona Avenue, Cooma, NSW 2630

House For Sale

Wednesday, 12 June 2024

37 Baroona Avenue, Cooma, NSW 2630

Bedrooms: 4

Bathrooms: 2

Area: 769 m2

Type: House



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Online Auction - Tuesday 16th July 2024

• Located in Cooma North, in a tranquil and leafy location on a 796.90m² level block. • 4 bedroom brick veneer home, 1 bedroom set up as a hobby room/office, but easily restorable back to a bedroom. • The home was originally built by the Snowy Mountains Authority but has been extensively modified and rebuilt by the current owners, the latest renovation being in 2010, when the bathroom was remodelled, and a new roof installed. • Excellent storage throughout, including built-in wardrobes in each bedroom and a large linen press. • The house is well insulated with large windows and sliding glass doors providing good sunlight and natural warmth in winter whilst being shaded in summer. • Near new carpet in the living areas. • Front and rear patios both with ample room for table and chairs. The rear patio faces north and is covered with translucent roofing. • Close proximity to schools, Snowy Hydro, bus stop opposite. • Reverse cycle heating/cooling, plus ducted evaporative cooling for summer. • Large garage/workshop with an electric door plus man door at front, barn doors at the rear, allowing drive-through access to the back yard and laneway. Space for 4 cars, or 2 cars and a caravan as well as additional space under the house to park a trailer. • The laneway at the rear is cleared and accessible from both Koonce as well as Jerrang Avenue. • Well maintained, low maintenance grounds, concrete mowing strips under all fence panels. • A 7.6kW solar system feeds excess power back into the grid, keeping power bills to a minimum. Agents Comments: This is an excellent opportunity to acquire a much loved well built and cared for home in close proximity to schools and bus stop alike, only a short stroll from Cooma pool and CBD. The perfect first home or investment property, for genuine sale! Don't hesitate and contact our sales team now!