

**37 Creek Street, Cooma, NSW 2630**



**House For Sale**

Monday, 11 December 2023

37 Creek Street, Cooma, NSW 2630

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1012 m2**

**Type: House**



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**\$420,000**

This property is located on a large 1012m<sup>2</sup> block, backs onto Cooma Creek, and is close to all amenities. This home boasts 3 bedrooms and 1 bathroom and is split over 3 levels. The lower level houses the kitchen and dining room, which opens out to the balcony overlooking the large backyard and Cooma Creek, while the other 2 levels have both living areas and bedrooms. The garage has been converted into 2 extra rooms and there is an additional garage in the backyard that has remote access. The main drawcard to this property is undoubtedly the land. It summons unlimited potential. Whether you're looking at renovating the existing house, embarking on a fresh start with a knock-down rebuild project, or exploring development opportunities, this land is a versatile canvas and has the potential for dual occupancy (STCA). Property features- 1012m block- 3 bedrooms, 1 bathroom- Combined kitchen & dining- Split level lounge room- Wood fireplace- Internal laundry with external access- Converted garage- Powered double garage with a single door

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture, and descriptions.