

40 Wangie Street, Cooma, NSW 2630



Duplex/Semi-detached For Sale

Wednesday, 6 December 2023

40 Wangie Street, Cooma, NSW 2630

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 550 m2

Type:

Duplex/Semi-detached



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\$950,000

Welcome to the epitome of modern living in this exquisite property offering both comfort and style. The first residence boasts a spacious layout with 4 bedrooms and 3 bathrooms, including a family bathroom equipped with a luxurious bath, a separate toilet, and a walk-in shower for added convenience. The internal laundry, seamlessly connected to the 2-car garage, provides easy access and practicality. The heart of the home lies in the contemporary kitchen, complete with a dishwasher, catering to the needs of a bustling family. A separate lounge offers a cozy retreat, perfect for unwinding after a long day. Step into your private courtyard, a tranquil oasis for relaxation and outdoor enjoyment. Additionally, the second residence features 2 bedrooms and 1 bathroom, designed with an open-plan living concept that maximizes space and functionality. The internal laundry adds to the convenience, while a private courtyard provides an intimate space for outdoor activities. Embrace a lifestyle of sophistication and comfort in this modern haven, where every detail has been carefully curated to meet the demands of contemporary living. Don't miss the opportunity to make these residences your new investment, where luxury meets practicality in perfect harmony. This property would make the perfect addition to any investment portfolio with a current rental yield of \$1,180 per week with an increase to \$1,220 per week to commence in January. Property Features- 550m² block- 2 separate homes- Sold fully furnished- 4 bedroom, 3 bathroom + 2 bedroom, 1 bathroom- Internal laundries in each property- Double garage to main residence- Off-street parking- Private courtyards to both properties 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.