

**45 Kiah Avenue, Cooma, NSW 2630**

**McGrath**

**Sold House**

Tuesday, 6 February 2024

45 Kiah Avenue, Cooma, NSW 2630

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 773 m<sup>2</sup>**

**Type: House**



Shannon Fergusson  
0429788143

**\$595,000**

Beautifully located in a sought-after Cooma position. With Crown land and Cooma back Creek at the rear of the property, you will get the feeling of space and privacy while watching the wallabies and abundant bird life along the creek. All while still being in town. Features Include: \* Well presented brick-veneer home in sought after location \* A modern layout and feel throughout, ideal for those looking to downsize, first home or low maintenance investment. \* Open plan living kitchen & dining, with dual access to outdoor verandah's \* Bright and light throughout with RC/AC and under floor heating through tiled areas \* Large bathroom + laundry located in garage with internal access \* 3 spacious bedrooms with built in robes \* Very private and fenced house yard, with peaceful bush views and setting. \* Access to rear crown land and creek provides further space to flow onto and access to walking tracks \* An ideal first home or investment property suited to strong returning contractor rental market