

# 49 Darling Avenue, Cowra, NSW 2794



## Sold House

Thursday, 24 August 2023

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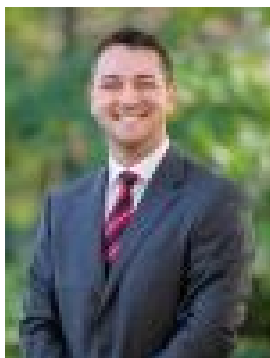
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Caley Mok

0437007303

**\$375,000**

After over 50 years of occupancy, 'Wivenhoe' is being offered for sale, with many of the classic features still intact including architraves, high ceilings, timber windows and spacious rooms. Overall, this is a very solid home with plenty of potential for future improvements. The property consists of three generous bedrooms + sleepout, central living and a separate dining room that adjoins the electric kitchen. Seasonal comfort is achieved with evaporative cooling, natural gas heating and ceiling fans. The bathroom is located off the rear sunroom, and there is a second toilet located in the laundry. Both the front and back areas are equipped with undercover verandas, perfect to sit back and relax. The yard and gardens are established throughout for keen gardeners, with good fencing to keep the kids and/or animals safe. There is a single lock up garage with power off the side lane, a separate carport and garden shed as well, all on an impressive flat level 1,012sqm\* block of land. Rental appraisal: \$320-330 per week\* | Land Rates: \$2,000pa\* For more information or to arrange your private viewing, contact listing agents today. Caley Mok 0437 007 303 caley.mok@elders.com.au | Jacob McNaught 0419 595 746 jacob.mcnaught@elders.com.au Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it. \*approximately