

# 49 Yareen Road, Cooma, NSW 2630

**McGrath**

## House For Sale

Wednesday, 20 December 2023

49 Yareen Road, Cooma, NSW 2630

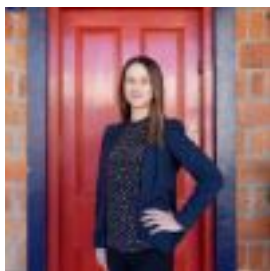
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 670 m2**

**Type: House**



Tina Baker

## **Price Guide \$530,000 - \$560,000**

This charming 3-bedroom residence presents an exceptional opportunity for either first-home buyers, downsizers, or even investors to secure a sought-after home. Boasting a desirable internal floorplan the home flows nicely onto an undercover rear back deck. Features include: \* Modern style kitchen, dining/lounge room area with loads of natural light; \* Wood heating and reverse cycle air conditioning, ensuring comfort in all seasons; \* Situated on a good size 670sqm block, with secure color bond fencing, a large double garage with power + a garden shed to the rear back; \* Currently tenanted and returning \$550 a week with the option to have furniture included in this sale; \* Good size laundry with access to the back deck, good storage space. This property offers both comfort and huge potential so don't miss this opportunity to secure a versatile property with promising returns. Contact us today to make a time to view.