

**50 Kite Street, Cowra, NSW 2794**



**Sold House**

Wednesday, 28 February 2024

50 Kite Street, Cowra, NSW 2794

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Andrew Molloy  
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## Contact agent

Flemings Cowra is pleased to present 50 Kite Street, Cowra to the market for sale. A fantastic opportunity to purchase a investment property with excellent long term tenants in place, plus the option to rent out the shed separately and boast the rental yield. Feature include:- Four bedrooms- Main bedroom boasting a ensuite and walk in wardrobe-Two living areas- Reverse cycle air conditioning ceiling fans and a gas connection keeping the home the ideal temperature all year round- Outside offers patio areas at the front, side and rear of the home allowing for the perfect place to enjoy the outdoors at anytime of the day- Beautiful established gardens- The house yard is fully fenced with a double carport and garden shed- Separately fenced and accessible via a concrete driveway at the side of the home is a 12 x 6m\* colorbond shed, with two roller doors, a pedestrian door and power.- The house currently has a long term tenant with a rental income of \$350 per week, whilst the shedding at the rear of the home can be rented separately for a potential rental return of \$120\* per week. All of this is situated on a 1,012sqm\* parcel of land, just 2.1km\* to the main street of Cowra. For further information or to arrange your private inspection please call Flemings Cowra. Please note: As the home is currently tenanted a minimum of 48 hours notice will need to be given prior to any inspections.\* = Approximate All information contained here is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.