

**57 Vaux Street, Cowra, NSW 2794**



**House For Sale**

Thursday, 11 April 2024

57 Vaux Street, Cowra, NSW 2794

**Bedrooms: 4**

**Bathrooms: 1**

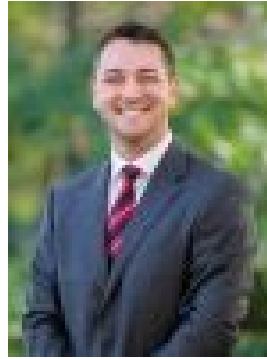
**Parkings: 1**

**Area: 562 m2**

**Type: House**



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## Price Guide \$600,000 - \$630,000

Originally constructed circa 1903, this home offers the perfect blend of old world charm and modern day fixtures, featuring 10ft ceilings, original picture rails, stain glass windows and a charming facade from yesteryear. As most will know, quality homes in this particular CBD position are tightly held being they are perfectly positioned in the heart of town and boasts supermarkets, medical services, licenced venues and recreational grounds all within a 500m radius. Well suited to anyone looking for a low maintenance, renovated home in one of Cowra's very few flat level locations ideal for anyone looking to leave the car at home. Key features to the property include:

- Four spacious bedrooms all with built in robes
- Timber kitchen with dishwasher, freestanding oven & island bench
- Generous bathroom with toilet, vanity & shower over bath
- Slow combustion woodfire, split system reverse cycle air conditioning x 2
- Spacious, covered north facing front verandah perfect for outdoor living
- Single Colourbond garage with front/rear roller door (drive through), power & lights
- Additional awning off the garage plus separate garden/wood shed
- Manicured low maintenance

562.8m<sup>2</sup> block with rear lane vehicle access via Denman Lane

Points of interest include:

- Aldi Supermarket 200 meters
- Brougham Park 200 meters
- Railway Hotel 350 meters
- Medical Practice 300 meters
- Bowling Club 400 meters
- Woolworths Supermarket 500 meters
- Town Library 550 meters
- Post Office & CBD 650 meters

To request a copy of the contract of sale, book your inspection, or learn more information, contact listing agents today.

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(Distance's calculated via google maps & are approx. only)

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