

# 6 Railway Street, Cowwarr, Vic 3857



## Sold House

Thursday, 19 October 2023

6 Railway Street, Cowwarr, Vic 3857

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1067 m2

Type: House



Simon Burns  
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**\$450,000**

Nestled in a quiet street, and only moments away from the popular Cowwarr Weir, a beloved local summer swim spot, lies a truly delightful home that exudes sophistication and functionality. Prepare to be captivated by its thoughtful design and family-friendly floorplan. Presenting a wide range of desirable features, this property is sure to exceed your expectations. Step inside and discover three generously sized bedrooms, including a main bedroom complete with a generous walk-in robe and a private ensuite. The functional kitchen is a true culinary haven, boasting modern electric cooking appliances, a stainless-steel dishwasher, a double sink, a spacious corner pantry, and ample bench space for all your cooking needs. The open concept living, kitchen, and dining area is a breath of fresh air, flooded with natural light and providing an abundance of space for the entire family to come together and create cherished memories. The well-designed main bathroom offers a stand-up shower, a luxurious bathtub, and a single vanity. Additionally, a separate toilet with its own access and a generous laundry with extra storage help make this house a home. During the winter months, you can rest assured that you and your loved ones will be kept warm and cozy, thanks to the comforting ducted heating system installed throughout the home. Stepping outside, you'll be greeted by an impressive backyard oasis, complete with an undercover entertainment area that invites you to relax and unwind. The well-established gardens add a touch of serenity and beauty to the outdoor space, creating the perfect setting for outdoor gatherings and enjoyment. Currently leased at \$330 per week and with an estimated rental return of \$400 - \$430 per week, this property presents an enticing opportunity for investors looking to expand their portfolio. Set on an impressive approx. 1067m<sup>2</sup> block, in the heart of Cowwarr, this fantastic home must be seen in person to be fully appreciated. Don't miss out on the chance to make this exceptional property your own. For more information or to arrange a private inspection, contact Simon Burns today at 0421 333 114.