

**6 Wall Avenue, Cootamundra, NSW 2590**



**Sold House**

Friday, 25 August 2023

6 Wall Avenue, Cootamundra, NSW 2590

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 759 m2**

**Type: House**



Chris Ryan  
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## Contact agent

Flemings Cootamundra is pleased to present 6 Wall Avenue, Cootamundra to the market for sale. Embrace the potential of this charming home that offers not only a comfortable living space but also the opportunity to personalise and expand. With the majority of renovations already completed this allows purchaser to focus on enjoying their new space from day one. Features Include:- Three bedrooms all with BIR- Functional bathroom with shower & toilet- Spacious living/dining area- Gas heater & window air conditioner- Laundry with direct access to the backyard- Carport adjacent- Neat 759sqm\* block- Potential rent return of \$370pw- Located just 100m\* to local park, 450m\* to school bus pickup and just 1.1km\* to the CBD. Whether you're looking for a property to move straight in to or to add a quality home to your investment portfolio, this property ticks all the boxes. Call Flemings Cootamundra today to arrange an inspection! \*approximately