

**79 Noonbinna Road, Cowra, NSW 2794**



**Sold House**

Monday, 14 August 2023

79 Noonbinna Road, Cowra, NSW 2794

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 7057 m2**

**Type: House**

## Contact agent

Situated 10 minutes from the Cowra CBD, this immaculately maintained two-bedroom home is the ultimate escape. Sitting proudly on just under two acres of flat level land as well as possessing an impressive two bay shed, here lies an opportunity to live off the grid and fully capitalise on what the beautiful Central West has to offer. Key features include:

- Two bedrooms (both with built in robes)
- Ceiling fans throughout, split system + gas bayonet (bottled gas)
- Easy flow open plan living, dining & kitchen with eat in breakfast bar
- Modern main bathroom with shower, single vanity & toilet
- 14 panel, 4.4Kw solar system with Sunny Boy 4000 TL inverter and 10KWH 48V lithium battery backup.
- Double lock up garage with power connected + carport
- Large, flat level & fully fenced 1.74 acre\* block
- Land Rates: \$784pa\*
- 10,000L water tank, town water connected + septic sewer
- Potential opportunity to construct secondary/main dwelling (subject to council approval)
- Zoning: R5 - Large Lot Residential
- Title Particulars: Lot 22 DP 752947

This much-loved property boasts endless opportunity and is ready for a lucky buyer to make it home. For more information or to register your interest please contact Jacob McNaught on 0419 595 746 or the team at Elders Emms Mooney. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it. \*Approximately