

**91 Sutton Street, Cootamundra, NSW 2590**



**Sold House**

Friday, 6 October 2023

91 Sutton Street, Cootamundra, NSW 2590

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 624 m2**

**Type: House**



Nick Ashe  
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Chris Ryan  
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**\$470,000**

Flemings Cootamundra is pleased to present 91 Sutton Street, Cootamundra to the market for sale. This meticulously maintained four-bedroom, two-bathroom brick home seamlessly blends classic exterior charm with quality interior amenities. Located in a central and sought-after location, this property is the epitome of timeless elegance and entertaining pleasures. Features Include:- Four bedrooms, all in with built-in robes, main with ensuite- Guest bathroom with shower and toilet- Formal dining room with stained-glass sliding doors- Spacious living area- Fully covered entertaining space suitable for all seasons- Multiple reverse-cycle air conditioners, gas heating and evaporative cooling- Carport and adjacent garage- Rear lane access- Easily maintainable 624sqm\* block- Conveniently located just 350m\* to local park, 400\* to local school and just 500m\* to the CBD. Plenty of room for outdoor dining, relaxation, and recreation. It's the perfect setting for unforgettable gatherings with family and friends. Being offered for the first time since its original purchase this exquisite home is sure to impress. Call Flemings Cootamundra today to arrange an inspection! "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."