

2B Poignand Avenue, Cowra, NSW 2794



Duplex/Semi-detached For Sale

Thursday, 21 March 2024

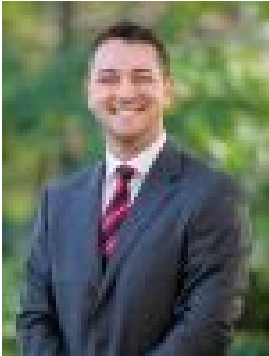
2B Poignand Avenue, Cowra, NSW 2794

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Duplex/Semi-detached



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\$570,000

Introducing 2B Poignand Avenue, Cowra - a delightful single storey duplex, offering comfortable living in a central location. With its clever layout and convenient features, this property presents an excellent opportunity for buyers seeking a quality, well-appointed & low maintenance home. Upon entry, you will be greeted to a wide hallway with ample room to navigate. There are two bedrooms at the front of the home, with the main room equipped with numerous windows allowing excellent airflow & light into the room. The main room has shutters, split system air conditioning & a private ensuite. Both bedrooms have generous built in wardrobes and ceiling fans. The main three-way bathroom is situated adjacent to the second bedroom, along with the internal laundry which provides additional storage. The single lock up garage has an automatic roller door, with direct internal door access into the home. Towards the rear, there is a spacious open plan living, dining & kitchen area. The kitchen is fitted with quality electric appliances (cooktop, oven, dishwasher & range hood) and is well positioned with plenty of cabinetry, pantry space and a large eat in breakfast bar that easily seats four people. Sliding doors take you out to a private covered patio area/courtyard where you can sit back and relax while enjoying a cup of tea or coffee. The yard is fully fenced with low maintenance established gardens, astroturf and a water tank. Natural instantaneous gas hot water completes the property. Located less than 500m from Cowra's CBD, and within close proximity to hospital, supermarkets and shops, this property would be the ideal choice for a retiree, downsizer, single or professional couple. • Land rates: \$2,000pa* • Strata admin fund: \$4,950.00** • Strata capital works: \$682.00 per quarter** • Strata manager: Absolute Strata Management (Central West) To request a copy of the contract of sale or to arrange your inspection contact listing agents Caley on 0437 007 303 or Adam on 0417 533 453 today. 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**draft budget