

**13 North Street, Cooma, NSW 2630**



**House For Sale**

Sunday, 23 June 2024

13 North Street, Cooma, NSW 2630

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 669 m2**

**Type: House**



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**\$695,000**

Discover your dream home on a spacious 669m<sup>2</sup> block with breathtaking views over the charming Cooma township. This exceptional property offers a blend of modern convenience and serene country living. Step inside to find a large, functional kitchen with a 5 burner gas stove and electric oven, perfect for culinary enthusiasts. The open-plan living and dining areas create a welcoming atmosphere, ideal for entertaining family and friends. With four generously sized bedrooms, including two with built-in wardrobes, there's ample space for everyone. The two beautifully renovated bathrooms add a touch of luxury to your daily routine. Relax on the expansive verandah while taking in the stunning views over Cooma. For those with hobbies or the need for extra space, the sewing room with external access, along with under-house storage and two additional storage rooms is a versatile addition. The established fruit trees and vegetable gardens are perfect for green thumbs and provide a sustainable lifestyle. Don't miss the opportunity to make this exceptional property your new home. Contact us today to arrange a viewing and experience the charm and comfort of this unique Cooma residence.

**Property Features-** 669m<sup>2</sup> block- Gas fire place - Reverse cycle air-conditioning- 4 bedrooms, 2 with built-in wardrobes- Renovated bathrooms- Large undercover entertaining area- Office or craft room under roofline with access from verandah - Under house storage with plumbing- 1.5KW Solar system- 2 additional under house storage rooms- Raised vege gardens and established fruit trees- 2 single garages- Irrigation system in front yard

**Disclaimer:** Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.