

**27 Williams Avenue, Cootamundra, NSW 2590**



**House For Sale**

Sunday, 23 June 2024

27 Williams Avenue, Cootamundra, NSW 2590

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 715 m2**

**Type: House**

**\$240,000**

Nestled within the serene community of Cootamundra at 27 William Avenue, this delightful abode presents a brilliant opportunity for investors and downsizers alike. Set upon a substantial 715 square metre plot, the property affords ample space for outdoor enjoyment and future enhancements. This charming one-bedroom house is accentuated by a freshly painted facade, private screened front entry, and the modern convenience of solar panels and remote-controlled gates. Step inside to discover the classic elegance of 9-foot ceilings throughout, leading you to the heart of the home, a cosy formal lounge room centred around an attractive fireplace fitted with a gas heater. The residence further boasts a capacious dining room, versatile enough to incorporate a study area, complete with a split system air-conditioner for year-round comfort. Adjoining this space is the original kitchen, while access to the side deck provides an ideal setting for alfresco dining or morning coffee. The sizable bedroom, equipped with a built-in robe and numerous power points, promises restful space, conveniently situated adjacent to the bathroom. Additionally, the entire electrical system of the house has been upgraded, offering peace of mind for the new owners. While the property's interior awaits your creative touch to complete its transformation, the potential for a highly desirable and affordable rental prospect is unmistakable. With all the essential features in place, this house is poised to become a gem in the Cootamundra property market. Land: 715 sqm