

**65 Cowper St, Wee Waa, NSW, 2388**



**House For Sale**

Saturday, 31 August 2024

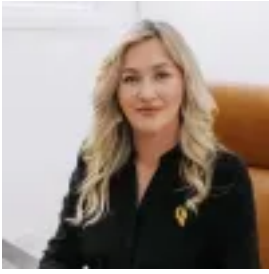
65 Cowper St, Wee Waa, NSW, 2388

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Kim Rozendaal

## CHARMING FAMILY HOME WITH MODERN UPGRADES AND EXTENSIVE OUTDOOR FEATURES

Discover this beautifully maintained classic 1970s style home. Nestled in a serene neighbourhood, with beautiful views overlooking the mountains and parks. This property offers ample space with loads of character, featuring a range of outdoor amenities that make it an ideal choice for families, and anyone seeking a comfortable and self-sufficient lifestyle.

### Key Features:

- Solid brick foundation, built to last with convenient entryways, all fitted with downstairs security screens.
- Double manual garage allowing for secure parking easy internal access.
- Tiled laundry with an adjacent small workshop area.
- Spacious downstairs tiled rumpus room with office nook, evaporative air-conditioning, ceiling fan lights and direct access to the undercover outdoor entertaining area.
- Well-maintained 1970's kitchen with a pantry, and servery.
- Dining area with cypress polished floors and built-in storage with external access.
- Lounge includes a ceiling fan, split system and access to the front verandah.
  - Enjoy the sunset with a glass of champagne from the front verandah that offers additional living space and views overlooking the park.
- Main bedroom features built-in wardrobes, ceiling fan light, split system, ensuite and sliding door to the back verandah.
- Three additional bedrooms each with sliding doors to the back verandah, built-ins, and ceiling fans (with a split system in bedroom 4).
- Family bathroom is equipped with a bath, shower, vanity and built-in storage with storage in the hallway.

### Additional features:

- Beautifully landscaped gardens complemented by 2x 6000-gallon rainwater tanks.
  - The home runs primarily on rainwater but can be switched to town water; the property also includes a bore with a structured water unit.
- Equipped with 13kW solar panels with a 10kW backup to the grid, leading to little energy bills.
- The home is double insulated and features tinted windows with external blinds to ensure energy efficiency.
  - Side lane, perfect for a double carport in the future.
  - Two containers (one ex-refrigerator) for additional storage.
- Sale includes a John Deere ride-on mower for easy garden maintenance.

This home offers everything you need for comfortable living, Whether you're looking to entertain, garden, or simply enjoy a quiet life with all the conveniences, this property has it all.

Don't miss the opportunity to make this versatile and charming property your new home.

Contact us today for a viewing! Kim Rozendaal - 0407 835 207 and Eden Rozendaal - 0498 733 667