

**7 Short Street, Cooma, NSW 2630**



**House For Sale**

Tuesday, 2 July 2024

7 Short Street, Cooma, NSW 2630

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 556 m2**

**Type: House**



Tina Baker

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**\$440,000**

This charming property is nestled in a highly sought-after location, just moments away from Cooma's CBD. It offers an outstanding investment opportunity, or options for first homebuyers or those looking to downsize. Features Include: \* 2 bedrooms, one offers built-in wardrobes, high ceilings through-out the home, creating an open and spacious feel to the home. \* Large, light-filled living space with a cozy wood fireplace, ensuring the home is warm in our colder Winter months. \* An undercover outdoor deck, with a good size yard, fully enclosed at rear sitting on a level/flat block.\* Situated close to the popular Cooma Hotel and other local amenities. \*Currently leased with a long-term tenant in place until May 2025, it offers a steady income of \$400 per week.An opportunity to own a solid investment property in a sought-after location. Feel free to get in touch to arrange an inspection.