

90 Wangie Street, Cooma, NSW 2630

McGrath

House For Sale

Tuesday, 25 June 2024

90 Wangie Street, Cooma, NSW 2630

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 601 m2

Type: House



Tina Baker

Price Guide \$570,000 - \$590,000

A modern home with ample living spaces and contemporary comforts throughout. This beautifully renovated 3 bedroom, 2 bathroom home is ready to be moved in to or rented out with no work to be done. Features Include: * 3 good size bedrooms, with the main including a generous size ensuite and walk-in wardrobe. * Open plan living area with good natural light. Beautifully renovated kitchen with modern appliances and stylish finishes. * Electric wall mounted heater with a stunning rock wall feature in the main living area, complemented by reverse cycle air conditioning in two bedrooms and the main living space, ensuring comfort all year round. * Main bathroom and ensuite, no tiles or grout. Mr Wet wall and Pegulan vinyl flooring into shower for warmer touch. XL tastic warming lamps/exhaust fan. * New electrical wiring throughout, internal walls 2.5 Insulwool bats/internal walls charcoal acoustic insulation/ external walls 2.5 Insulwool bats. * Extra features include extra-large entrance door, modern style barn door to the laundry, new vinyl flooring, and carpet throughout. * Large laundry with ample storage room and space for a study. * Low-maintenance brick veneer exterior with a private backyard and great elements for outdoor entertaining including a Cobb pizza oven with shelter, outdoor boxed seating. The home also offer a quality finished merbau verandah with low tread steps. * 12.5 kw solar systems (44 panels) feeding back to the grid. * Ample size garage with electric roller door and side workshop + rear garden shed. 2 rainwater tanks and an option to discuss shipping container to the home sale. * Situated in a family-friendly neighbourhood and not far from schools, parks, and to Cooma's CBD. * Approximate rental returns available, unfurnished \$590- \$640 and furnished \$680-\$720 per week. Don't miss out on the opportunity to own this beautifully renovated home. Schedule you're viewing today!