## Flemings









## 34 Florance Street Cootamundra NSW

Flemings Cootamundra are pleased to present 34 Florance Street, Cootamundra to the market For Sale. This quality home offers purchasers the option of a solid investment or an opportunity to add some finishing touches to make a beautiful family home.

This California Bungalow style home features four large bedrooms, two bathrooms, a dining room, rumpus room and an open-plan kitchen/living room. The home is positioned on a large and level 1,214sqm block which has rear lane access, a huge shed, a fully enclosed back yard and a covered outdoor entertaining area.

## Features include;

- 4 bedrooms, 2 bathrooms, carport
- 1,214sqm total land area

4 📮 2 🔓 9 🖨

Land Size: 1214 sqm

**View**: https://www.flemingspropertyservices.com/s

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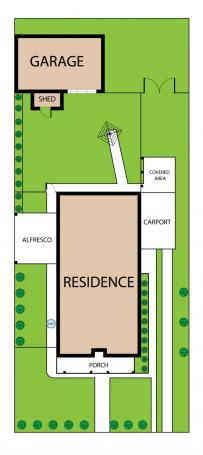


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34 Florence Street, Cootamundra 2590
TOTAL APPROX, FLOOR AREA 170 SQ.M
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other leturs are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

