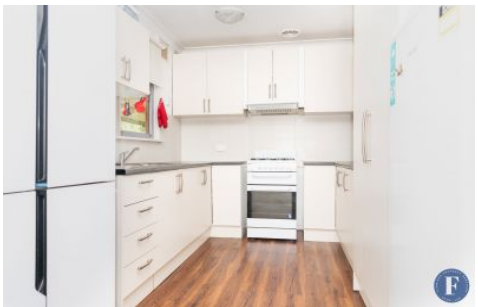


# Flemings



## 34 Victoria Parade Cootamundra NSW

3 1 3

34 Victoria Parade, Cootamundra is a well maintained 3 bedroom home, set on a large and level 1,220sqm block with rear lane access. It is perfect for owner occupiers or investors who are looking for a quality home at a reasonable price!

The property is comprised of 3 bedrooms, a functional bathroom, a large family room leading to a dining area with adjacent kitchen. The property has ducted evaporative cooling and a wood-fire. Outside has a covered outdoor entertaining area, multiple garden sheds, a large double garage, single carport and established gardens.

Features include:

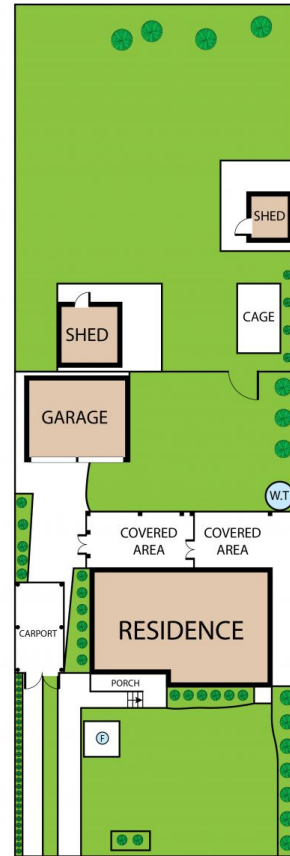
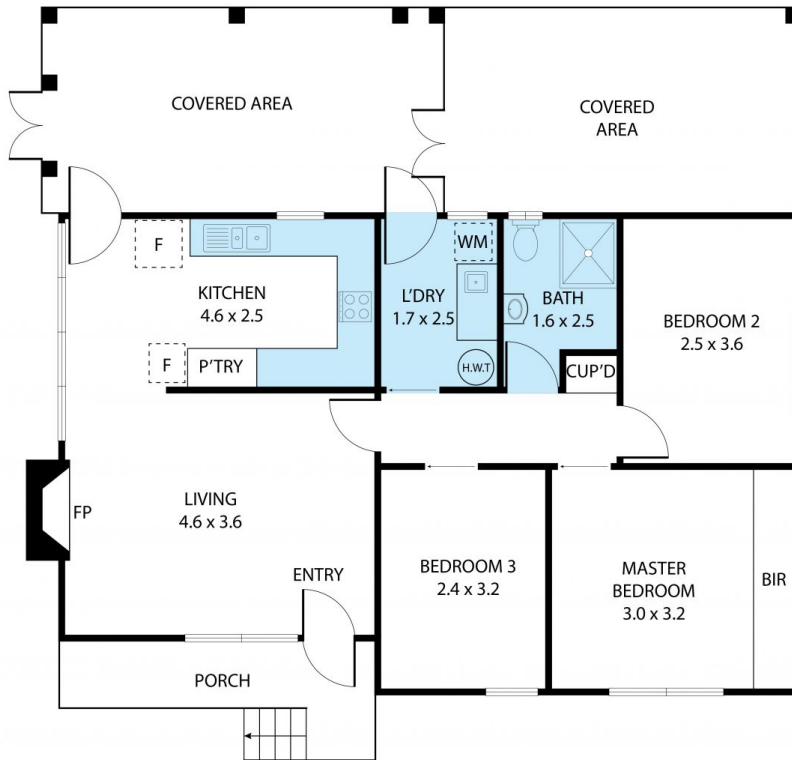
- 3 bed, 1 bath
- Double garage + single carport
- Open plan living

**Land Size** : 1220 sqm

**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/cootamundra/residential/house/6898741>



**Chris Ryan**  
02 6942 2480



34 Victoria Parade, Cootamundra 2590

TOTAL APPROX. FLOOR AREA 69 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 items 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.

**Flemings**