

# Flemings



## 94 Temora Street Cootamundra NSW

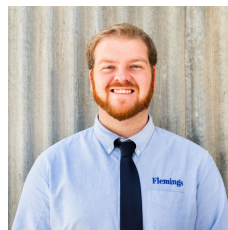
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Flemings Cootamundra are pleased to present 94 Temora Street, Cootamundra to the market for sale. Set on a modest 310sqm block, this modernised, low maintenance home offers investors the chance to add a "set and forget" property to their portfolio.

### Features include:

- Four bedrooms, three with built-ins
- Large open-plan kitchen/dining
- Two ensuite bathrooms
- Separate laundry
- Outdoor entertaining area
- Carport located in quiet Congou Street Cul-de-sac
- Long term tenant of over 8 years
- 400m walk to Nicholson Park, 1km walk to Local Supermarket

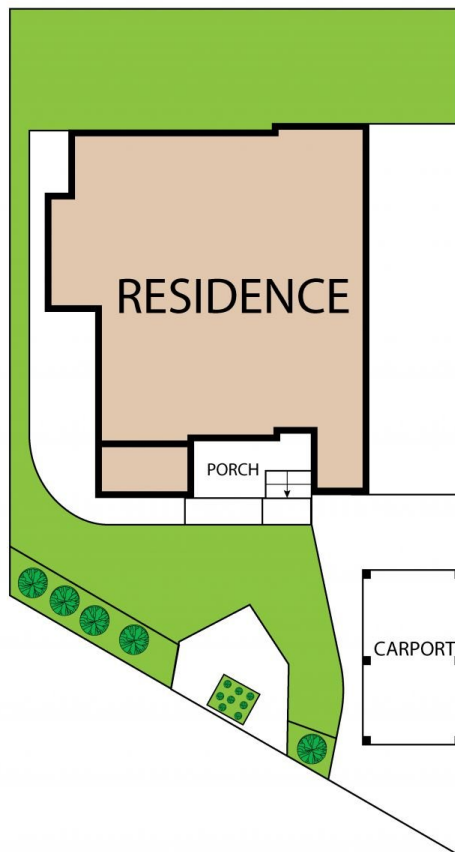
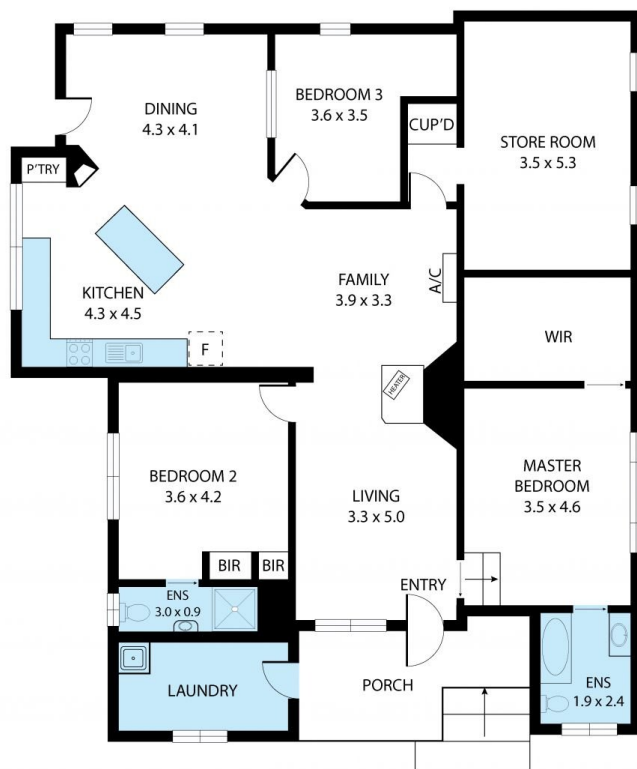
**Building Size** : 183 sqm  
**Land Size** : 310 sqm  
**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/cootamundra/residential/house/7129736>



**Nick Ashe**  
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**Chris Ryan**  
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94 Temora Street, Cootamundra 2590

TOTAL APPROX. FLOOR AREA 153 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.

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