

# Flemings



## 44 Hovell Street Cootamundra NSW

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Flemings Cootamundra are pleased to offer 44 Hovell Street, Cootamundra to the market for sale. A timeless red brick frontage and endless potential combine to deliver a well-rounded family home or investment opportunity.

This three-bedroom, one bathroom home has been lovingly cared for by its owner keeping its originality in fantastic condition. Offering established gardens, two separate living spaces and a canvas for any purchaser to make it their own.

### Features Include:

- Three-bedroom one bathroom
- Open Plan Kitchen/Dining
- One car garage with workshop attached
- Dual backyard areas
- Conveniently located within 250m\* to local parks, 280m\*

**Land Size** : 691 sqm

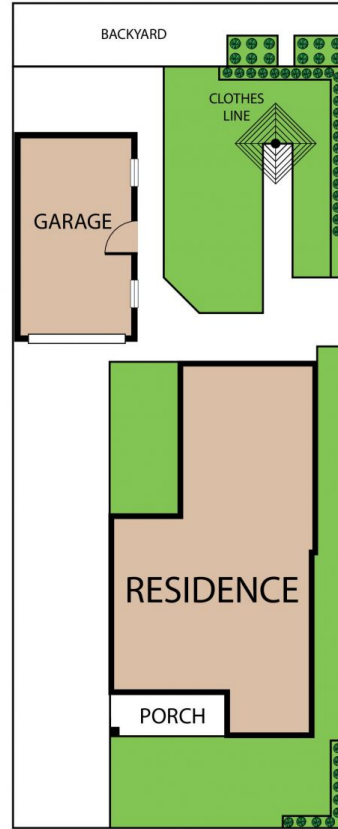
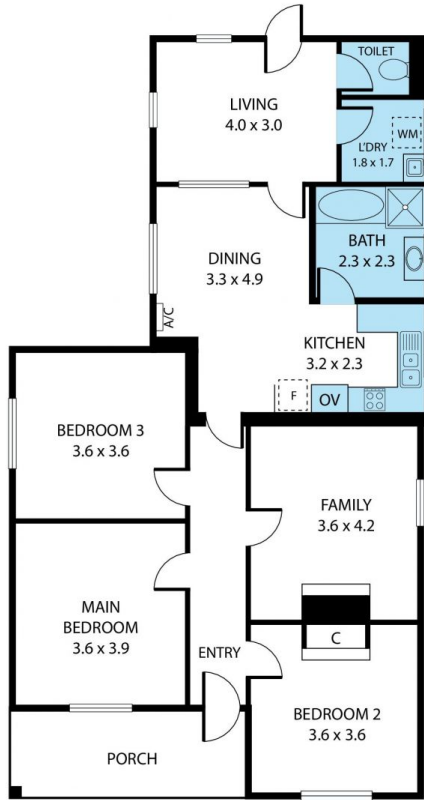
**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/cootamundra/residential/house/7251821>



**Chris Ryan**  
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**Nick Ashe**  
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44 Hovell Street, Cootamundra 2590

TOTAL APPROX. FLOOR AREA 106 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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