

# Flemings



## 28 Cutler Avenue Cootamundra NSW

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Flemings Cootamundra are pleased to present 28 Cutler Avenue, Cootamundra to the market for sale.

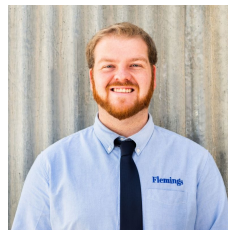
This delightful brick-veneer home has been respected and cared for by its owner and now is offered to purchasers for the first time in 20 years! Boasting separate living and dining areas for all entertainment purposes as well as a substantial workshop prepared for all hobbies.

### Features Include:

- Three bedrooms, all with BIR
- Full bathroom with shower, toilet and bath
- Separate living/dining spaces
- Ample amounts of storage
- Substantial workshop with secondary storage shed
- Attached carport
- Neat & tidy 849sqm block

**Land Size** : 849 sqm

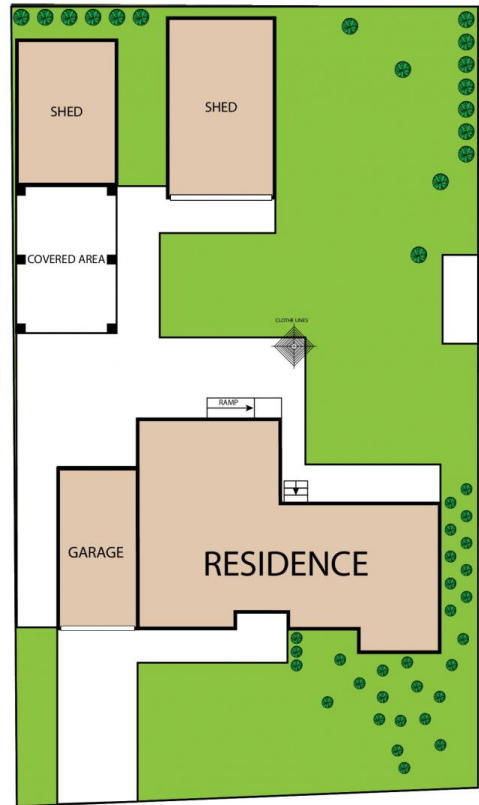
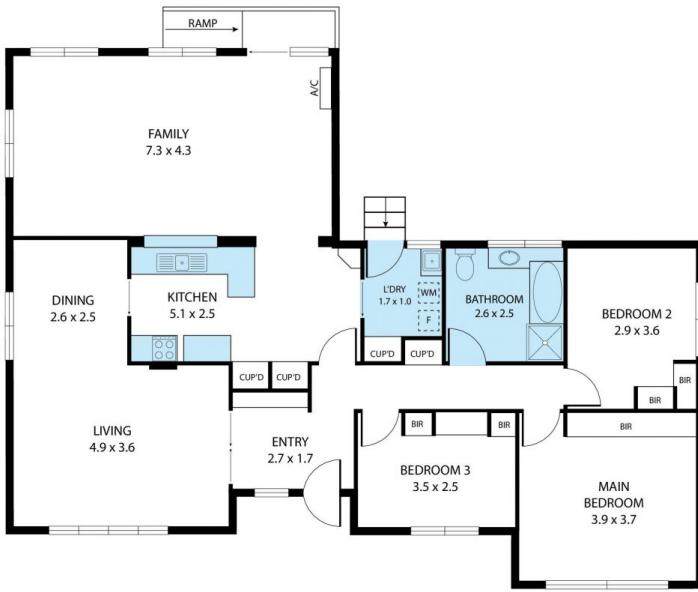
**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/cootamundra/residential/homeuse/7505181>



**Nick Ashe**  
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**Chris Ryan**  
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28 Cutler Avenue, Cootamundra 2590

TOTAL APPROX. FLOOR AREA 123 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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