

# Flemings



## 1 Francis Street Cootamundra NSW

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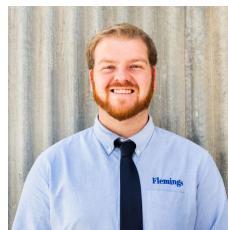
Flemings Cootamundra is pleased to present 1 Francis Street, Cootamundra to the market for sale.

This property offers an exceptional lifestyle with plenty of potential to value add along the way. With its prime location overlooking the sporting field, dual garages, and cozy amenities, this home is sure to impress

### Features Include:

- Main bedroom with walk-in-robe
- Second bedroom with built-in-robos
- Third bedroom or optional study
- Separate dining and living areas
- Wood heating plus reverse-cycle air-conditioning
- Expansive 6m x 10m high clearance shed and a second double garage converted to a workshop space
- Side lane access

**Price** : \$339,000  
**Land Size** : 538 sqm  
**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/cootamundra/residential/home/7794200>



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