

# Flemings



## 12 Waddell Street Wattamondara NSW

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Flemings Cowra is pleased to present 12 Waddell Street, Wattamondara to the market for sale.

A classic country cottage located in the village setting of Wattamondara being 16.3km\* from Cowra.

### Features include:

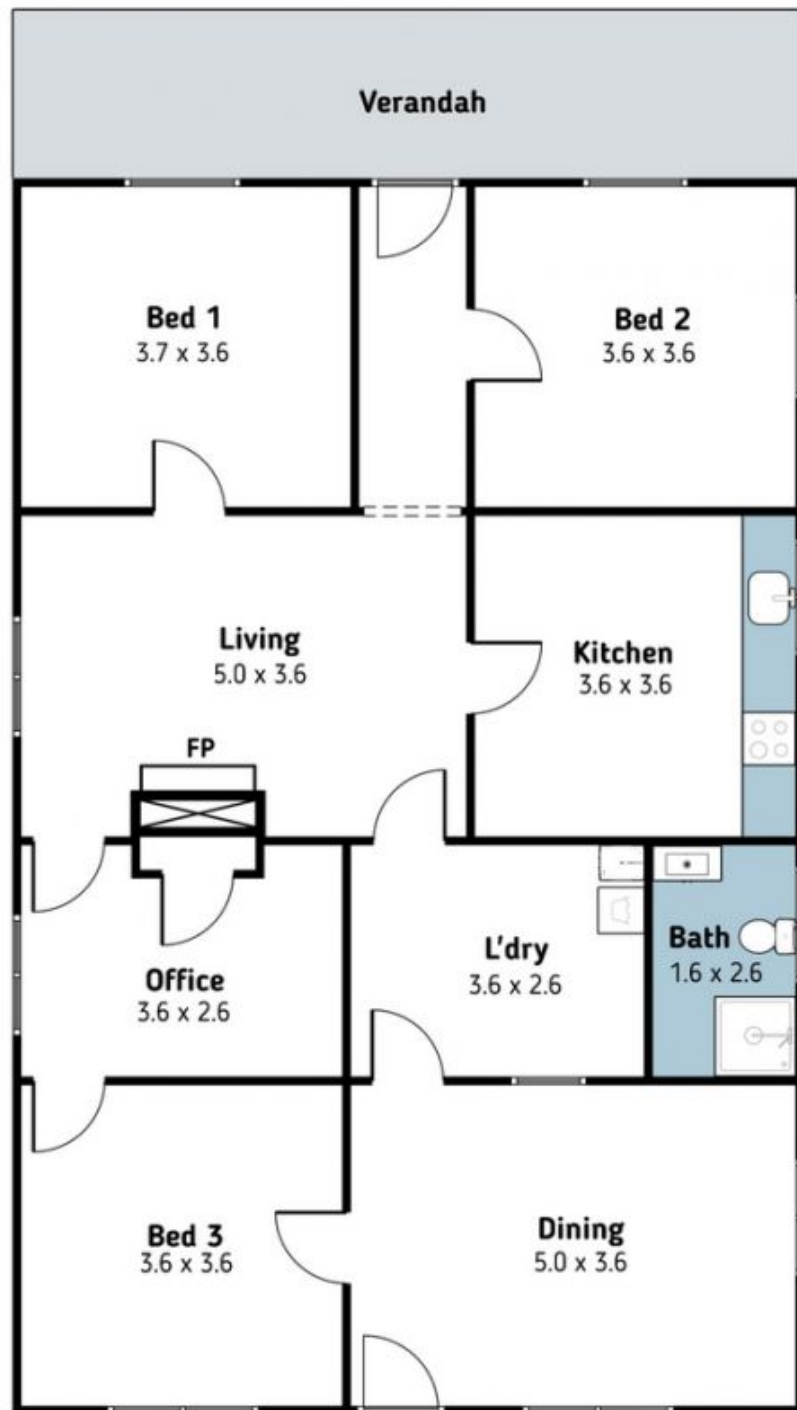
- Three bedrooms plus office
- Two living areas both with wall air-conditioners
- Basic kitchen
- Updated bathroom
- Semi enclosed front veranda and covered back patio area
- Single carport and shedding being 5x5m\* partially enclosed and 6x6m\* open front
- NBN connection
- 1,024sqm\* parcel of land

**Land Size** : 1024 sqm

**View** : <https://www.flemingspropertyservices.com/sale/nsw/central-west/wattamondara/residential/house/7941520>



**Andrew Molloy**  
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12 Waddell St, Wattamondara NSW 2794

Total Approx Floor Area = 114.3SQ.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 omission or mis statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.