

# Flemings



## 45 Koorawatha Road Koorawatha NSW

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Flemings Cowra is pleased to present 45 Koorawatha Road, Koorawatha to the market for sale.

A comfortable three bedroom home with a picturesque rural outlook.

Features include:

- Full length north facing front veranda
- Lounge room with reverse cycle air-conditioning and slow combustion wood fire
- Modern and spacious kitchen/dining
- Three bedrooms
- Fully renovated bathroom
- Covered back patio including the luxury of a hot tub
- 6kw solar
- Workshop/storage area
- Single carport

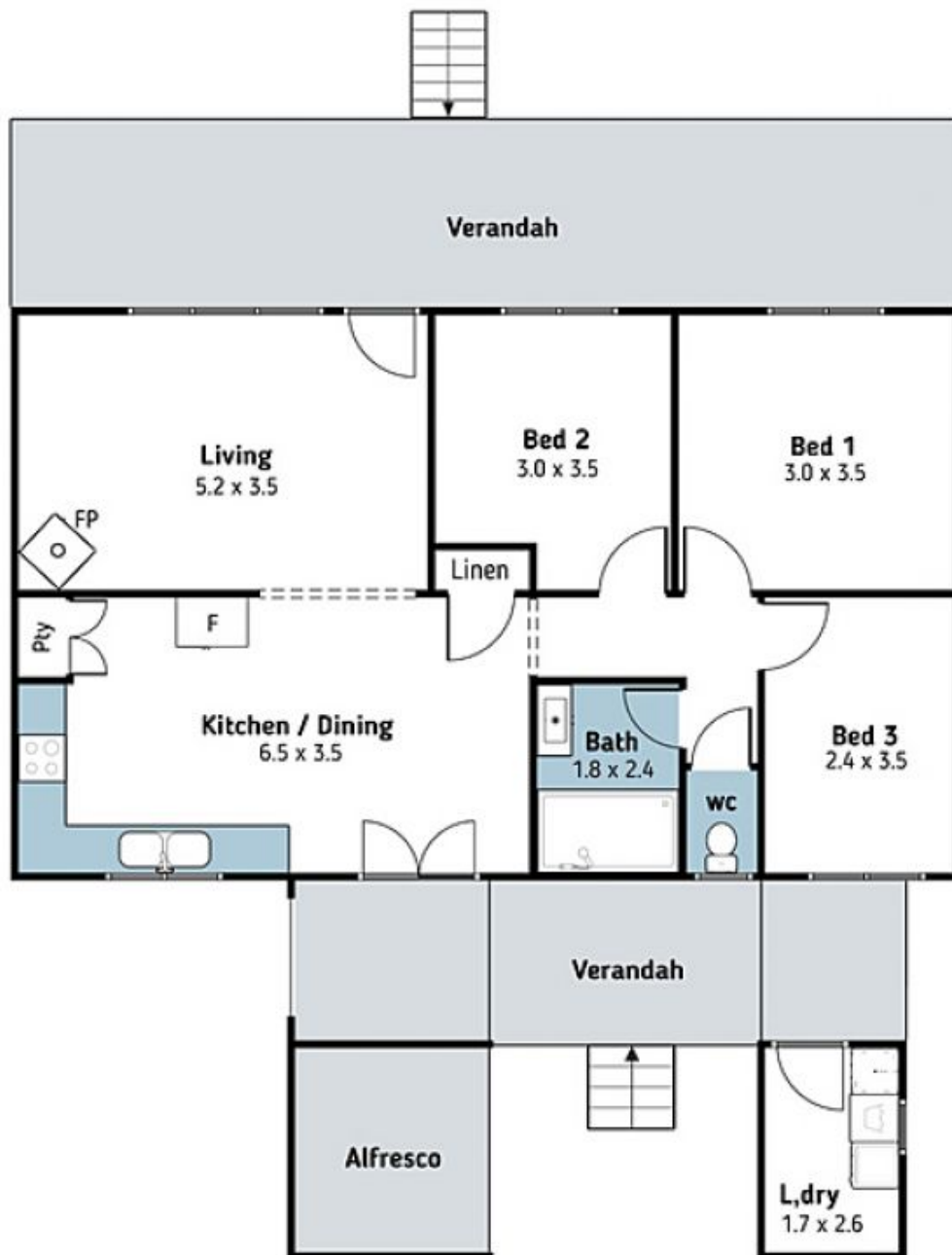
**Price** : \$320,000 - \$335,000

**Land Size** : 1473 sqm

**View** : <https://www.flemingspropertyservices.com/sale/nsw/central-west/koorawatha/residential/house/7945464>



**Andrew Molloy**  
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45 Koorawatha Road, Koorawatha NSW 2807

Total Approx Floor Area = 85.5SQ.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.