



**SOLD**

## FAST TRACK SALE

Nimbins local award winning agent, Uri Ross, proudly presents 1974 Cawongla Road, Cawongla. A 3 bedroom 1 bathroom solid hardwood timber home set on a 941sqm in the Cawongla village.

The house was built circa 1920's & was in fact an ancillary building from a church site in Wollongbar. It was moved to Cawongla in the late 1990's. Cladded with ironbark this house has been built to last, it features wainscoting panelling & VJ panelling through the majority of the house.

Overall the home is small but very well built. There is gas cooking, solar hot water ( + booster), a compost toilet, split system Fujitsu Air Conditioning, 30,000L of water storage & mains power. Stay connected to the wide world via the NBN satellite internet dish already installed.

The property has 2 dual access from the road, one is all weather with a sturdy bitumen surface, the other access had blue metal years ago but without being used the grass has reclaimed the area.

There is a 3x3 garden shed with a timber floor, raised compost/veggie gardens & a convenient gate through to the handy General Store.

There is undercover parking for one vehicle with undercover access via the back door.

Additoinal inclusions & additions:

- carport work bench
- verandah furniture (3 piece lounge plus 2x timber storage cabinets)
- washing machine (6 kg top loader)
- microwave oven
- kitchen table and 4 chairs (timber)
- shelving and cabinets in the laundry
- bathroom 'IXL Tastic' exhaust and heat lamp
- skylights in lounge and kitchen

Rates - \$800 PA

Washing machine & microwave included

Call Uri for more information.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$350,000

**OPEN FOR INSPECTION:**  
N/A



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