

**7 Maneroo Place, Cooma, NSW, 2630**

**McGrath**

**House For Sale**

Wednesday, 8 January 2025

7 Maneroo Place, Cooma, NSW, 2630

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**

## 4 Bedroom Home on a Substantial Block

Set on a massive 2818sqm block in a quiet cul-de-sac in Cooma North, this property offers the perfect combination of family living and development potential. With R2 Low-Density Residential zoning and a 500sqm minimum lot size, there is the opportunity for subdivision or multi-dwelling projects (STCA).

The existing 4-bedroom home is move-in ready, making it ideal for families or investors looking to secure a unique property with future growth potential.

### Key Features

#### The Land

- Large 2818sqm block with dual street frontage (Minawa Street & Maneroo Place).
- Zoned R2 Low-Density Residential with subdivision potential (STCA).

#### The Home

- 4 bedrooms, 3 with built-in wardrobes.
- Spacious open-plan living and dining area with a family-sized kitchen.
- Family bathroom with separate toilet.
- Climate control, ducted gas heating, wood fire heater, and air-conditioning.
- Full-length rear veranda for outdoor entertaining.
- 4kw solar panels

#### Additional Features

- Detached studio space with power, perfect for a home office or hobby room.
- Extensive vehicle storage: 3 garages, small workshop, and 2 carports.
- Peaceful and private cul-de-sac location.
- Well-established veggie gardens and grounds.

Don't miss out on this opportunity! Whether you're looking for a spacious family home, a development project, or perhaps both, this property has it all. Book your inspection today!