



## 37 Duffy Drive, COBAR, NSW 2835

Investors look no further!

Introducing 37 Duffy Drive, a three bedroom, one bathroom home that offers comfortable proportions, practical living and a simple layout.

Investors.... this is exactly what you are looking for, a very well presented property with a secure and reliable tenant already in place paying \$1733.33 per month, representing a great investment for the astute investor.

A spacious living upon entry provides a great spot for lounging with the family. The kitchen is functional and well positioned, servicing the home with ease. All three bedrooms are generously sized and offer built-in robes as well as walk-in robe within the main bedroom. The kitchen is a three-way design, ensuring functionality for the whole family, boasting a separate shower and bath, plus additional storage.

Comfort is assured with ducted evaporative cooling and a split system and gas point within the living area. The addition of solar panels will also help to ease the burden of rising power costs.

Outside, an expansive paved outdoor area offers a private space to relax or entertain,

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P153983

**SALE DETAILS**

**\$415,000**

**CONTACT DETAILS**

**Shara Suckling**  
0418 600 221

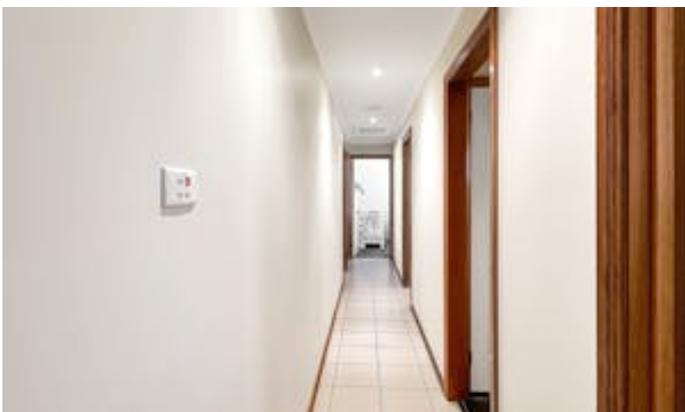
complemented by a small section of lawn, double bay shed with power and attached carport providing secure parking and additional storage needs. The low upkeep yard is ideal for maintaining strong rental and family appeal without ongoing maintenance headaches.

Don't miss this opportunity to secure a minimal fuss property with an established tenancy and reliable return.

Disclaimer: information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchaser should exercise their judgement.

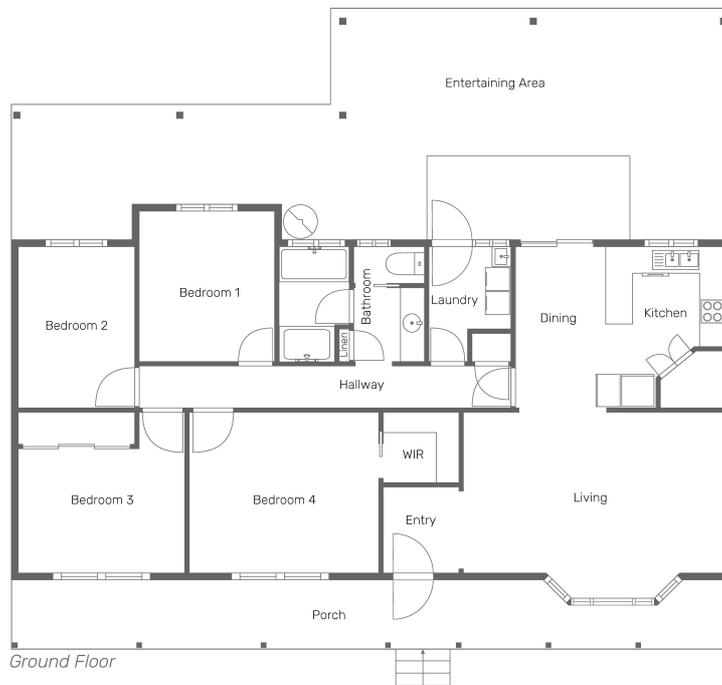
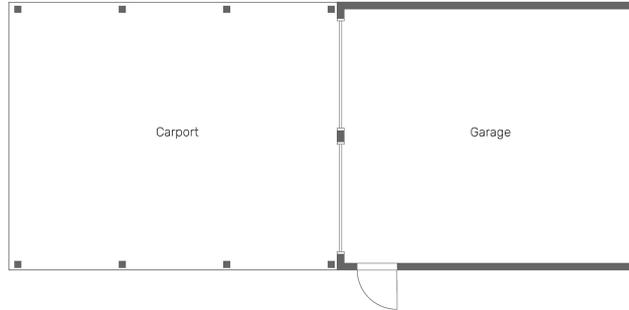
Other features: Carpeted, Close to Schools

- Land Area 720.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2
- Single garage









Ground Floor



37 Duffy Drive,  
Cobar

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position

