

## 6 Linsley Street, COBAR, NSW 2835

Quality new family home!

Proudly introducing 6 Linsley Street, a never lived in new residence, offering both luxury and convenience located in a sought-after position within close proximity to the Cobar CBD.

Constructed in 2025, this home exemplifies modern living with its high-quality finishes. A versatile layout offering three bedrooms, each fitted with built-in robes, including a master suite with a private ensuite, while the two additional bedrooms are serviced by a modern central bathroom, three-way in design and ensuring comfort and functionality for the entire family.

Designed for those who love to entertain, the heart of the home is a thoughtfully designed open-plan living area, complemented by a spacious dining zone that integrates seamlessly with the fully appointed kitchen - boasting a dishwasher, ample cupboard space and a 900mm freestanding oven with an in-built air fryer and Bluetooth connectivity to the rangehood.

Year-round comfort is assured with ducted reverse cycle heating and cooling, maintaining an ideal climate no matter the season. Sustainability is at the forefront of this home, with 3-phase air conditioning, an impressive 15kw solar system to keep the

**TYPE:** For Sale

**INTERNET ID:** 300P182050

**SALE DETAILS**

**UNDER OFFER**

**CONTACT DETAILS**

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bills at a minimum and 2 x 23650 litre rainwater tanks.

Low maintenance will be key to this property, beyond the privacy of the fully fenced yard is the easy-care front lawn and gardens, complete with an automatic sprinkler system. Adding valuable storage or workshop potential is a spectacular 18m x 8.4m powered shed - that will be sure to get the heart racing for those that appreciate a shed. Boasting high clearance remote auto roller doors, 3-phase power and an additional amenity fitted with a separate toilet, walk-in shower, sink and extra built-in storage space.

Don't miss this opportunity for a turn-key experience and call 6 Linsley Street home - a place of new beginnings.

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.

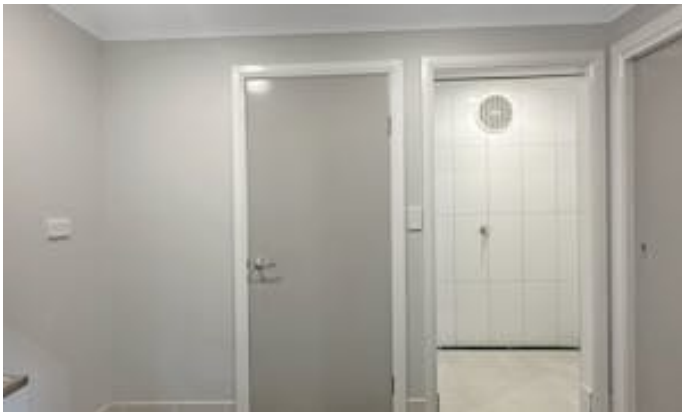
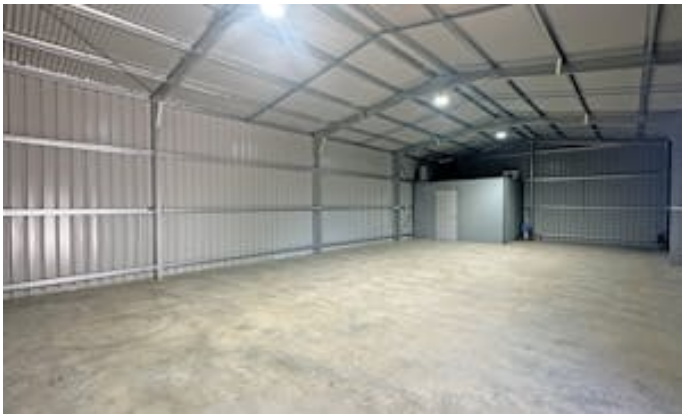
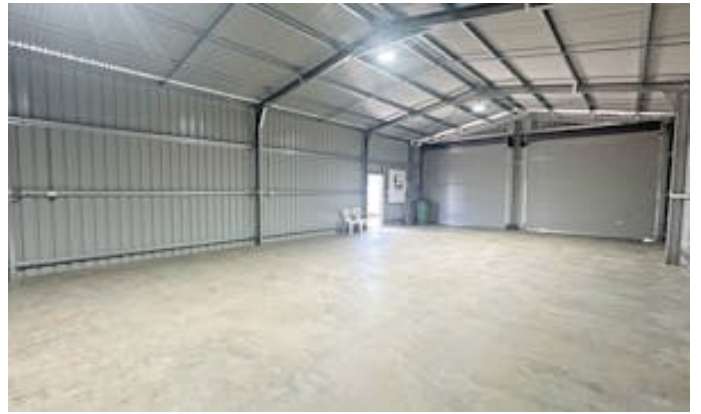
Other features: Close to Schools, Close to Shops

- Land Area 767.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2











Ground Floor