



11 Lamrock Street, COBAR, NSW 2835

Make a splash - The perfect family home

Welcome to 11 Lamrock Street, Cobar - a beautifully presented family home that offers comfort, space and style.

From the moment you arrive and step inside, the home welcomes you to explore more. Upon entry you find a blend of open and separate living zones, the dining area overlooks and flows effortlessly into the open plan kitchen and family space, creating an easy environment for everyday living or entertaining, that forms the heart of the home. The kitchen is fully appointed with ample of storage, electric appliances, dishwasher and modern finishes.

Comprising three bedrooms, all with built-in robes and one bathroom, the layout is simple yet practical. The bathroom is spacious in size, offering a his and hers sink, shower and the luxury of a deep spa bath. Adding extra practicality to this home, the laundry is fitted with an additional separate toilet and second shower.

Comfort is well catered for with ducted evaporative cooling, split system heating/cooling units throughout, ceiling fans and the warmth of a wood fireplace, ensuring a cozy atmosphere all year round. Recently installed solar panels will help to keep power bills to a minimum.

TYPE: For Sale

INTERNET ID: 300P188249

SALE DETAILS

\$560,000

CONTACT DETAILS

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Shara Suckling
0418 600 221

Positioned on an approximately 853sqm, the property provides plenty of room to move while remaining low maintenance. Enjoy superb multiple entertaining areas, including under bench storage and a sink, offering the perfect setting for family barbeques and hot summer soaks in the inground swimming pool. A powered shed adds valuable storage or workshop space, making this property practical as it is inviting and a carport with an automatic roller door, ensures secure off-street parking.

Come and experience a home that's ready to fulfil your next chapter!

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.

- Land Area 853.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







