

## 15 James Place, COBAR, NSW 2835

### Family home or investment appeal

Set on a generous 800sqm allotment, this four-bedroom, two bathroom brick veneer residence delivers a thoughtful balance of comfort, space and practical living. With two garage spaces available and a layout designed for family living, this property offers both versatility and lifestyle potential.

Inside the home features a comfortable mix of living zones, a separate living plus open kitchen and dining spaces - allowing flexibility for daily life, entertaining or simply relaxing. The kitchen is well equipped with plenty of storage, electric appliances and a dishwasher. The master suite offers the luxury of a walk-in robe and ensuite, delivering privacy and comfort. The additional three bedrooms generous in size and each come with built-in robes. The second bathroom caters for the family with ease including a shower over the bath, plenty of under bench storage and a separate toilet - adding extra convenience to this home.

A balance of comfort is guaranteed with ducted reverse cycle heating and cooling throughout the home.

Investors will be impressed to know that this property has been a solid investment since first constructed in approximately 2005, current return of \$1,778\* per month.

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:** 300P189527

#### SALE DETAILS

**\$490,000**

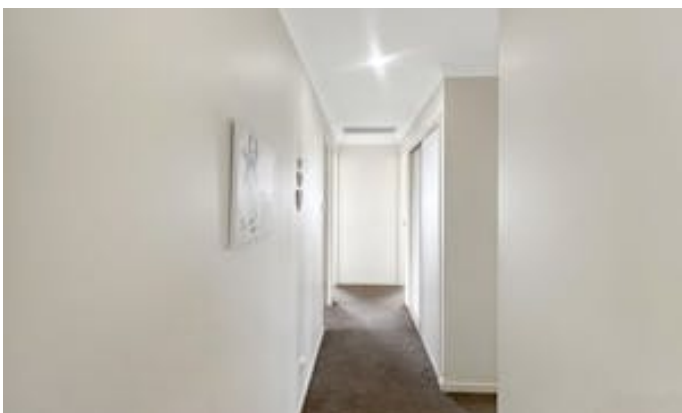
#### CONTACT DETAILS

,  
**Shara Suckling**  
0418 600 221

Nestled among quality homes in one of Cobar's most desirable locations, 15 James Place offers room to grow and an opportunity not to be missed!

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 800.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2









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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.

