



## 13 Woodiwiss Avenue, COBAR, NSW 2835

### Practical living in a convenient location

Introducing a home that is complemented by fresh touches that makes it comfortable for today's living, it's easy to enjoy as is or there is scope to personalise over time.

Inside, the home features three bedrooms, two with built-in robes, along with a central bathroom that services the household. A separate toilet is located off the laundry, adding additional convenience to the home. Upon entry the open plan design creates a simple and cosy place to relax. The L-shaped kitchen is well appointed offering sufficient storage and bench space for everyday use and an under-bench oven and dishwasher.

Climate control is covered with evaporative cooling and a split system unit within the main bedroom.

Outside, you'll find a covered outdoor area that provides a great spot for unwinding or entertaining, a fully fenced yard that provides privacy and secure off-street parking, established trees and gardens, rainwater tank, double dog cage with concrete floor and a single shed with power that will prove to be very popular for most buyers, seeking additional storage or handy workshop.

**TYPE:** For Sale

**INTERNET ID:** 300P191718

#### SALE DETAILS

**\$320,000**

#### CONTACT DETAILS

**Shara Suckling**  
0418 600 221

Positioned within easy reach of schools, local shops, medical facilities and the CBD, the location provides everyday convenience whether you're a first home buyer searching for an affordable entry into the market or investor seeking a property with great tenant appeal, this one delivers both lifestyle and opportunity.

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 607.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport











**Real Estate**

13 Woodiwiss Avenue,  
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.

