



6 Madden Street, COBAR, NSW 2835

The perfect start or investment home

Presenting to the market, this well-maintained brick veneer home, offering comfort, practicality and low maintenance living in a convenient and established location.

Inside the home features three bedrooms, all including built-in robes and serviced by a modern family bathroom. The layout has been thoughtfully designed with generous proportions in mind. Forming the main hub of the home is the open plan living and dining area, the kitchen is a functional space that offers an electric stove and plenty of bench and storage cupboards. The laundry features a second toilet and additional storage - an essential that is offered throughout the home.

Natural light filters throughout, paired with ducted evaporative cooling, a gas point and split system air conditioners ensures comfortable heating and cooling year-round.

Outside the low maintenance yards allow you to enjoy time without constant upkeep, making it ideal for busy lifestyles and those looking to simplify. The covered outdoor area spanning the rear of the home creates the perfect spot for sitting back with family and friends, whilst a single carport and garage provide secure off-street parking and everyday convenience. Positioned within walking distance to the local high school and within easy reach to schools, shops and everyday essentials, this home offers both

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TYPE: For Sale

INTERNET ID: 300P192990

SALE DETAILS

\$430,000

CONTACT DETAILS

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lifestyle and location in equal measure.

Whether you're entering the marketing, or adding to the investments portfolio, 6 Madden Street presents a smart opportunity for all buyers.

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 670.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport







