



76-78 Louth Road, COBAR, NSW 2835

Potential, practical & combined with space!

Introducing an opportunity to secure a solid three bedroom brick veneer home, giving first home buyers or savvy investors a chance to capitalise on its remarkable potential to create a home for family enjoyment.

Uncover a blank canvas that offers a practical and simple layout. Inside the home features three bedrooms, all with built-in robes. A generous sized living area that flows through to the kitchen and meals area. Serviced by a central bathroom with the convenience of a separate toilet off the laundry. Heating and cooling are provided with ducted evaporative cooling, gas point and electric wall heater within the main living area. The inclusion of 20 solar panels also provides a great addition to the property.

Outside creates immense potential to create your own outdoor space for the family, an adjoining vacant block provides the perfect opportunity to build a shed or space for the kids to enjoy.

Set upon a generous 1480sqm allotment and positioned on the fringe of the Cobar township, 76 and 78 Louth Road will combine space and convenience all under one roof.

TYPE: For Sale

INTERNET ID: 300P193739

SALE DETAILS

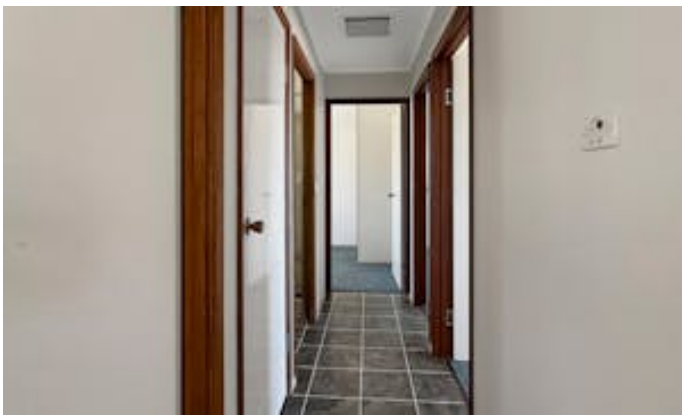
\$345,000

CONTACT DETAILS

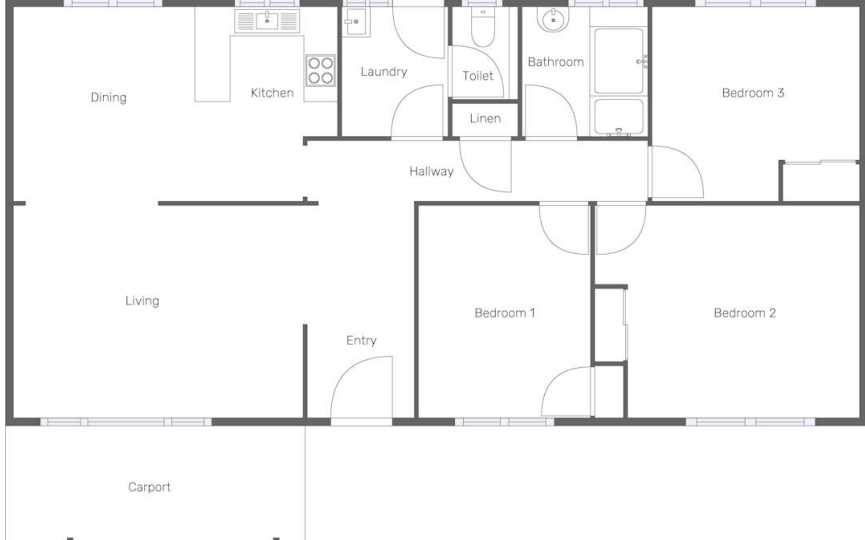
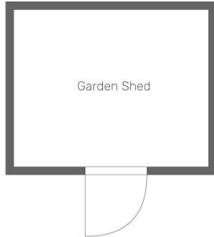
Shara Suckling
0418 600 221

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 1,480.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single carport







Ground Floor

76 & 78 Louth Road
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