



33 Elizabeth Crescent, COBAR, NSW 2835

A home that truly shines the moment you arrive!

Proudly presenting for sale a well-appointed family home that delivers the perfect balance of comfort, functionality and outdoor lifestyle.

Set on an impressive 1194sqm allotment, this beautifully maintained residence has been thoughtfully designed to cater for the everyday family and those who appreciate those extra quality details. A light filled layout welcomes you, offering three well-proportioned bedrooms, each enjoying built-in robes and ceiling fans, serviced by a central three-way bathroom that caters for the whole family.

At the heart of the home, the kitchen, dining and living zones create a welcoming hub where everyday living and entertaining seamlessly come together. The well-appointed timber kitchen is bursting with storage and bench space and complete with an electric oven and dishwasher for everyday ease. The generous sized laundry also providing great storage and convenient access to the backyard.

Comfort is assured year-round with ducted evaporative cooling, ceiling fans throughout, split system air conditioning and gas heating within the main living zone, ensuring the perfect climate no matter the season.

TYPE: For Sale

INTERNET ID: 300P194626

SALE DETAILS

\$550,000

CONTACT DETAILS

Shara Suckling
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Outside is where the property truly shines, from immaculately manicured gardens to the expansive outdoor entertaining area complete with a five-person heated spa, this space will provide the perfect space for entertaining guests or enjoying quiet evenings. The fully fenced yard is ideal for children and pets, enhanced by the automatic irrigation system for easy maintenance. A 10m x 7m powered shed adds further practicality for hobbies or trade, while a double carport and sizable side yard offers secure parking for vehicles and enough space for the caravan. Tucked away, enjoy family fun evenings toasting marshmallows around the fire pit, set with sandstone blocks to complete the area. Gated rear Lane access also adding a valuable inclusion to this property.

Positioned within close proximity to schools, shops, medical facilities and everyday amenities, this home offers both convenience and relaxed lifestyle.

Additional features:

10m x 7m shed with 3 auto roller doors, 15A outlets, fully insulated walls and roof.

2 garden sheds

CCTV recorded and monitored

2 x rainwater tanks with a total capacity of 25,500 litres

Filtered rainwater connected to the house and gardens

NBN connection

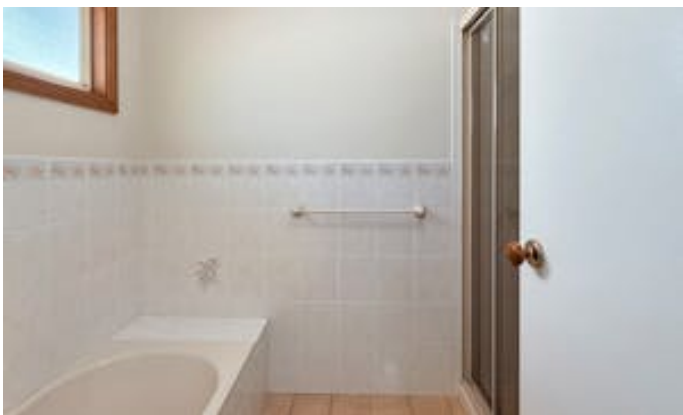
The list goes on....

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: Carpeted, Close to Schools, Close to Shops, Security System, Spa

- Land Area 1,194.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4









Ground Floor



33 Elizabeth Crescent,
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

