

## 35 Morrison Street, COBAR, NSW 2835

Invest or renovate - perfect entry to the market!

Positioned on a 853sqm allotment, this original home offers buyers the chance to step into the property market while unlocking the future potential of the property. Whether you are looking to renovate or invest, the foundations are here for something exciting.

Providing a functional layout that can be enhanced over time, the home offers three bedrooms, the main bedroom complete with split system air conditioning and a central bathroom that includes a shower, toilet and vanity. The living area upon entry, seamlessly connects to the kitchen and meals area. Comfort is also assured with split system air conditioning withing the main living space.

Outside offers a fully fenced yard, solar to help with energy costs, a garden shed perfect for additional storage and easy vehicle access into the backyard.

With a current tenant at \$300 per week, this home is a readymade investment.

For those seeking potential, 35 Morrison Street is worth your attention.

**TYPE:** For Sale

**INTERNET ID:** 300P194710

**SALE DETAILS**

**\$225,000**

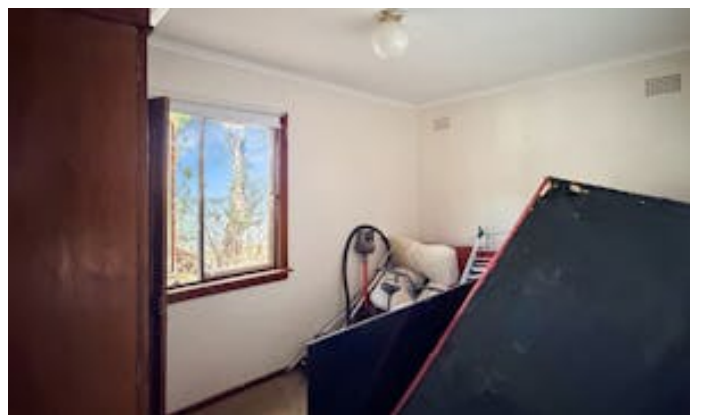
**CONTACT DETAILS**

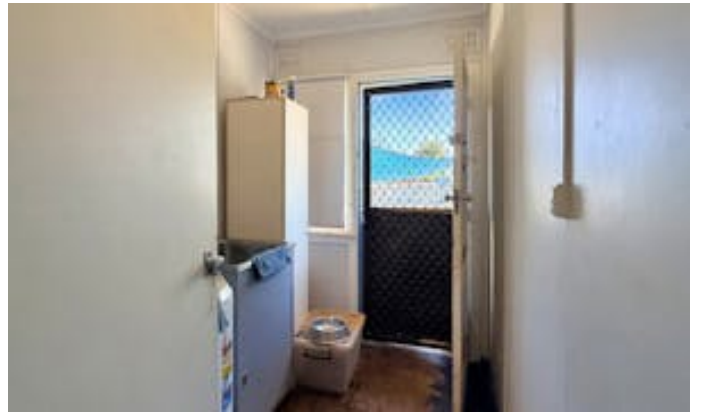
**Elders Real Estate Cobar**

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

- Land Area 853.00 square metres
- Bedrooms: 3
- Bathrooms: 1







Ground Floor



35 Morrison Street,  
Cobar

Floor Plan is Provided As Indicative Layout Only. Measurements  
Are Not Available. Floor Plan is Not To Scale. No Guarantee  
Provided On Accuracy. Exterior Elements Are Not In Position

