

1 Linsley Street, COBAR, NSW 2835

Instant charm with a convenient location

Set on a generous 893sqm allotment, this inviting home is being offered for the first time, offering comfortable living with practical spaces designed for everyday ease creating a welcoming atmosphere from the moment you step inside.

Inside the home offers a welcoming lounge that provides a relaxed family setting. The adjoining kitchen is well positioned and forms the central hub of the home. The galley style kitchen includes electric appliances, good storage and an open servery to the family room. Seamlessly connecting the family area is a space ideally suited as a mud room, providing the perfect spot for storing personal belongings and boots when entering from the backyard.

The layout offers three well-proportioned bedrooms and a walk-through study/office, all bedrooms include built-in robes and serviced by a central bathroom with a separate toilet located off the laundry. The laundry offers additional built-in storage cupboards adding further practicality, helping to keep household organisation simple and efficient.

Comfort is assured throughout the seasons with ducted evaporative cooling, split system air conditioning and the warmth of a cosy wood fire, perfect for the season ahead.

TYPE: For Sale

INTERNET ID: 300P195286

SALE DETAILS

\$375,000

CONTACT DETAILS

Shara Suckling
0418 600 221

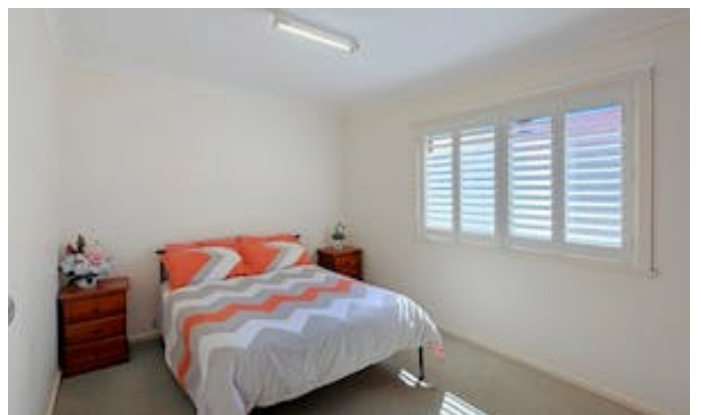
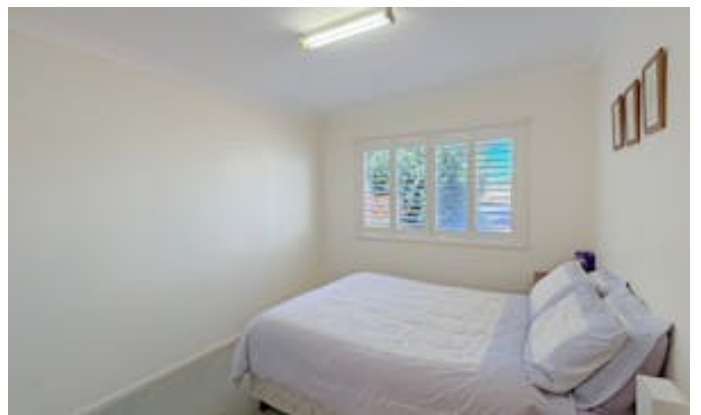
Outside the property offers a generous yard, single carport, solar, shed with power and attached covered outdoor area. Valuable gated access also offering flexibility for vehicles, trailers or future outdoor enhancements.

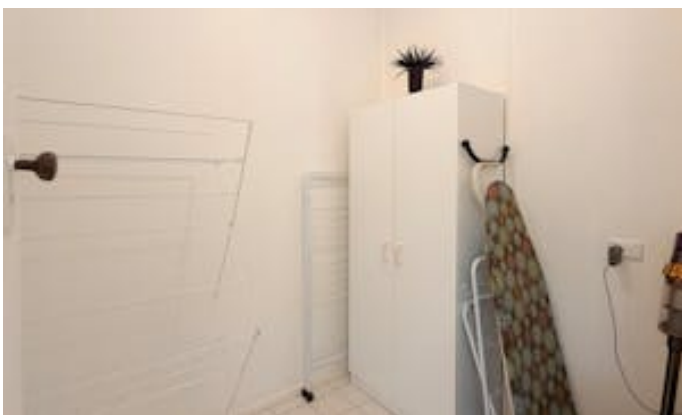
This property presents a fantastic opportunity for buyers seeking a comfortable home with practical features and room to grow.

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.

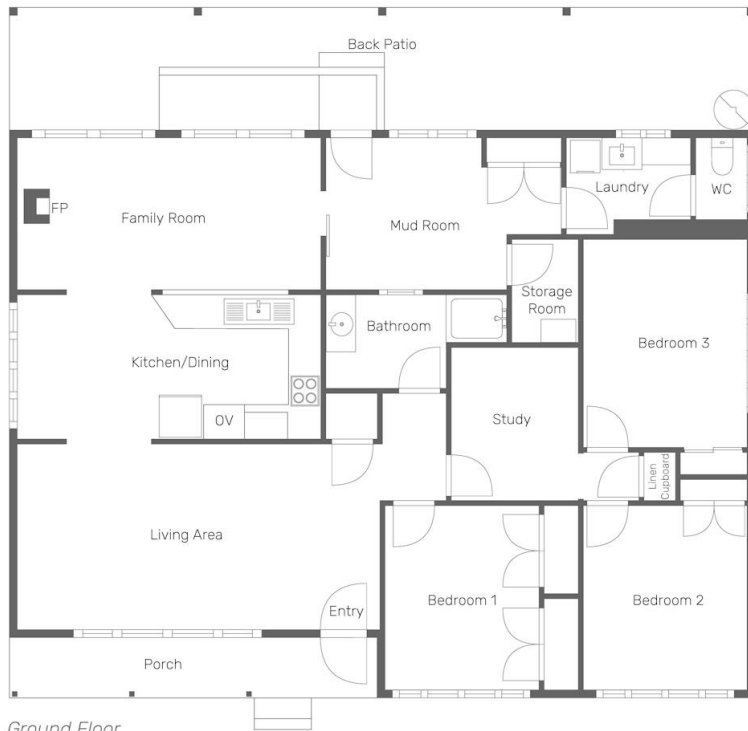
Other features: Carpeted, Close to Schools, Close to Shops, Window Treatments

- Land Area 893.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport









Ground Floor

1 Linsley Street,
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.

