

## 13 Echidna Street, COBAR, NSW 2835

### Quality family home

Positioned within a quite setting, this well maintained three-bedroom home offers a practical combination of comfort and convenience all set on an approx. 836sqm allotment.

Designed for everyday living, the home provides a functional layout suited to families, first-home buyers or investors alike. The three bedrooms are well sized, and each fitted with built-in robes. The bathroom has been tastefully designed, enjoying a his and hers sink, walk-in shower and freestanding bath - creating the perfect setting for relaxation. The heart of the home is a functional galley style kitchen, overlooking the dining and family area, complete with a dishwasher, electric cooking and plenty of bench and cupboard space. Storage has thoughtfully been considered throughout the home with a double linen cupboard in the hallway as well as in the laundry.

Seasonal comfort has been considered with evaporative cooling and ceiling fans for the warmer months and the added convenience of a gas port and cosy wood fire, while the homes thoughtful layout allows for natural light throughout.

Outside is where the property continues to add value, the double bay shed with power, bench space and wood fire provides excellent versatility - ideal for storage, hobbies,

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P195601

**SALE DETAILS**

**\$475,000**

**CONTACT DETAILS**

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**Shara Suckling**  
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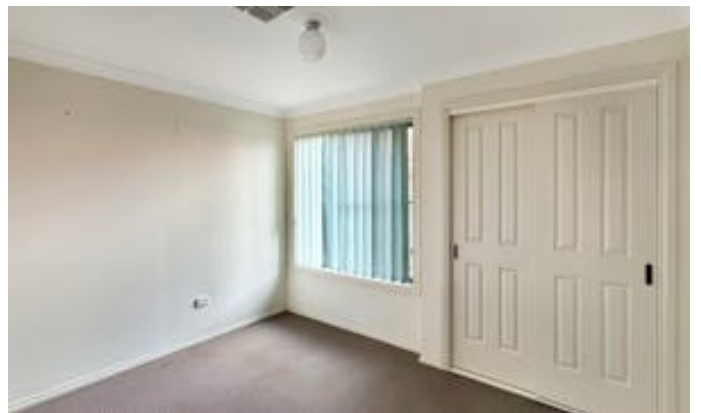
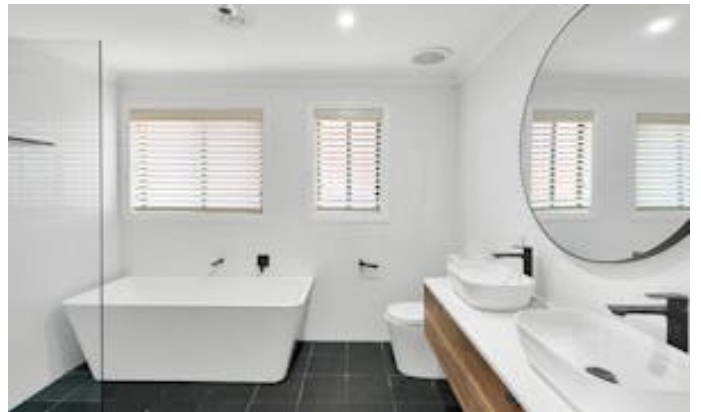
tools or additional workspace. Combined with a single car garage providing secure parking.

An exceptional covered outdoor entertaining area makes an ideal setting for gatherings or simply enjoying a relaxed outdoor setting. The backyard offers plenty of space, providing an ideal area for children or pets to play.

Overall, this home presents a balanced opportunity - comfortable, functional and complete with what buyers search for. A practical property with genuine long-term appeal, ready to be enjoyed from day one.

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 836.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1







**Elders** Real Estate  
13 Echidna 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

