



7 Lamrock Street, COBAR, NSW 2835

The time is now

Welcome to 7 Lamrock Street, a property suited to first-home buyers, as well as savvy investors seeking a great addition to the portfolio, this property presents an exciting opportunity for practicality and future potential.

Step inside, the residence has been freshly painted throughout, creating a crisp and welcoming entry. The living area is comfortable in size, while the kitchen and dining space provide a practical setting for daily living with the family. The functional kitchen provides a dishwasher, electric cooking and ample of storage and preparation space. Leading down the hall are three bedrooms, two with built-in robes. The central bathroom offers a separate bath and shower, while the toilet is conveniently located off the laundry.

A split system unit is positioned in the living and third bedroom, a gas port in the dining and evaporative cooling throughout ensuring year-round comfort, while ceiling fans in two of the bedrooms will offer additional cooling through the warmer months.

Outside offers a spacious backyard, tandem carport for secure parking and fantastic undercover entertaining area, providing the ideal setting for weekend barbeques or outdoor dining with friends and family.

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: 300P196455

SALE DETAILS

\$340,000

CONTACT DETAILS

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Adding further appeal is the double sized garden shed with power to one half, providing valuable storage space for tools and equipment.

Offering affordability and future potential in one appealing package, this property represents an outstanding opportunity with broad appeal.

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 856.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2





