

## 4 Annies Lane, COBAR, NSW 2835

Impeccable family living with a semi-rural lifestyle

Proudly presenting for sale this remarkable lifestyle property, 4 Annies Lane. Set on 2ha of land in one of Cobar's highly sought after locations, delivering luxury, flexibility and lifestyle all blended into one.

Built in 2020, this modern home lends itself naturally to both everyday family living and larger gatherings with a scale and layout that adapts with ease. Offering a generous and flexible floorplan offering five bedrooms, three bathrooms, office and granny flat. The stunning master suite features a walk-in robe and private ensuite, while the remaining bedrooms include built-in robes and serviced by the central bathroom. The granny flat is a true standout and opens the door to many possibilities. Complete with its own kitchenette and modern bathroom, it makes the perfect retreat or guest room.

Designed for those who love to entertain, the heart of the home is the thoughtfully designed open plan living area complemented by a spacious dining zone that integrates seamlessly to the fully appointed kitchen boasting a dishwasher, corner pantry, ample of storage space and an expansive island bench.

Centrally connecting the home to the office and granny flat is the entertaining area with tiled flooring, ceiling fans and large scale rangehood - providing the perfect setting for

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:** 300P196487

**SALE DETAILS**

**Expressions of Interest  
Closing 29th June 2026**

**CONTACT DETAILS**

**Shara Suckling**  
0418 600 221

family BBQs and gatherings.

Comfort is assured with zoned reverse cycle ducted air conditioning and ceiling fans. Sustainability is at the forefront of the home, boasting a 13kw solar system, 5 x 22500L rainwater tanks and the convenience of town water supply.

Step outside and the property reaches another level. The fully fenced house yard will provide the perfect space for children enhanced by the automatic irrigation system for easy maintenance. Enjoy the crackle of the fire as you gather around the fire pit. For those with working dogs, the dog yard with 5 bay kennels will also prove to be very handy.

Extensive shedding provides substantial vehicle accommodation and workspace, offering a 24m x 12m x 3.6m shed with amenities as well as a 30m x 15m x 6m machinery shed, all with 3 phase power and lighting.

The property is an easy 3-minute drive to town, schools and everyday essentials. Offering a school bus run that goes past the front gate and a sealed walking/bike track into town - this home truly delivers a convenience families are chasing.

4 Annies Lane offers more than just a home, it offers a complete lifestyle in one of Cobar's most desirable locations.

Extra essential features:

- Automatic gate entry
- Bitumen driveways
- Starlink connection
- 24m x 12m x 3.6m shed with amenities includes automatic roller doors, 3 phase power, lighting and power points
- 30m x 15m x 6m shed, concrete floor, 3 phase power, lighting and power points
- Fully fenced landscaped house yard with irrigated lawns and fire pit area
- Cubby house
- 5 x 22500L rainwater tanks and town water supply
- 13kw solar system

This property is for sale via Expressions of Interest, closing 3pm on 29th June 2026.

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: 3 Phase Power, Carpeted, Window Treatments

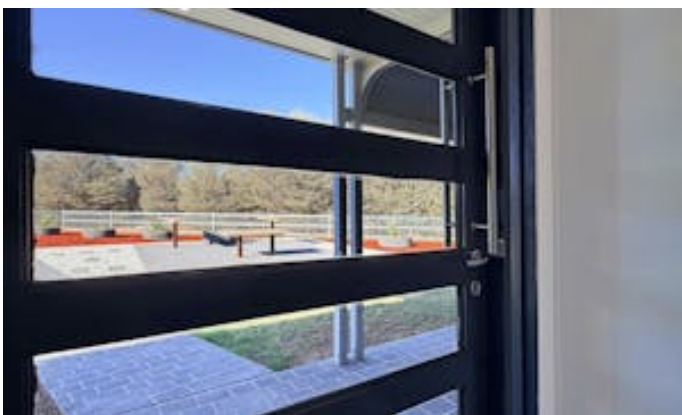
- Land Area 2 hectares
- Building Area: 439.49 square metres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 4

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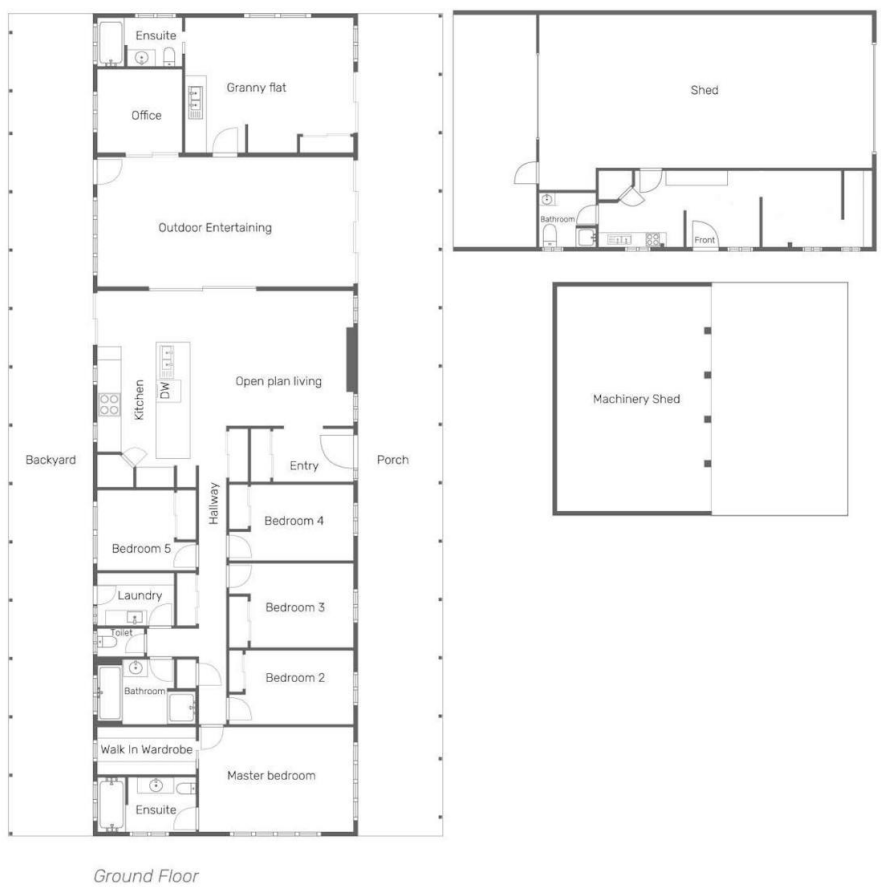
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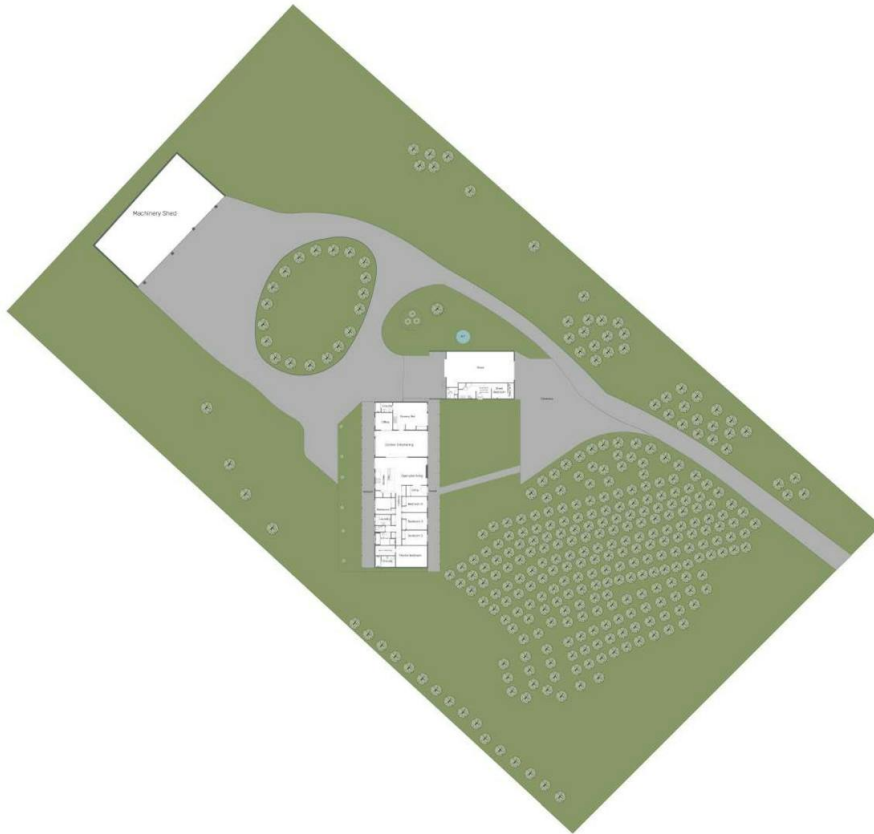


Ground Floor

4 Annies Lane,  
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





Site Plan / Ground Floor

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