



79 Marshall Street, COBAR, NSW 2835

Easy living in the heart of Cobar

Positioned within walking distance to many of Cobar's everyday conveniences, this well presented and cared for three-bedroom home offers an appealing combination of practicality in a location that is second to none.

Set on an impressive 1208sqm allotment, this property is ideally suited to an array of buyers seeking an easy-care home in a convenient township location. With schools, shopping, the local pool and community amenities nearby, you'll enjoy the benefits of a connected lifestyle.

Inside the home features three-bedrooms, all with built-in robes, serviced by a central bathroom and a functional floorplan designed for everyday living. The living space offers a welcoming entry to the home, whilst high ceilings, ceiling fans, evaporative cooling, gas port for heating and a wood fireplace will create a well-balanced temperature no matter the season. The kitchen and meals area offers an electric upright stove and an abundance of storage and bench space.

A generous family area that is accessible from the kitchen and two bedrooms will prove to be a functional space for the entire family. Seamlessly connecting the home from the backyard is a mud room, providing the perfect spot for storing personal belongings and

TYPE: For Sale

INTERNET ID: 300P197369

SALE DETAILS

\$350,000

CONTACT DETAILS

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boots.

Adding further appeal to this charming property, includes an undercover entertaining area, bird aviary/chook enclosure, established gardens at every turn, and handy shedding that includes an approx. 6m x 6m shed with power.

79 Marshall is an exceptional property is a convenient location, ready for its next owner to make their own.

- Land Area 1,208.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1









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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

