



## 12 Albert Street, OBERON, NSW 2787

Ideal First Home or Investment!!

Here presents the perfect opportunity for first home buyers or investors. This well located three bedroom home offers space, practicality and value on a generous 992.2m<sup>2</sup> block in a fantastic part of Oberon.

Comfortable and well set up for everyday living, the property also features a 7.5\*m x 5.5\*m shed, garden shed with rear lane access and timber deck, all within close proximity to the towns schools, shops and town amenities.

- Three bedroom, one bathroom home with a practical and easy living layout
- The recently renovated bathroom is a major improvement
- Comfortable living area with a warm, country feel
- Functional kitchen and dining room
- Three spacious bedrooms
- Timber deck, providing an ideal spot to relax or entertain outdoors

**TYPE:** For Sale

**INTERNET ID:** L17453715

**SALE DETAILS**

**For Sale**

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
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**Dallas Booth**  
0427668335

- Roof has been completely replaced to tin including the garage plus insulation
- Cladding has been recently updated to the newer, insulated cladding
- Single car garage for secure parking or storage
- 7.5m x 5.5m shed with undercover awning, ideal workshop, for hobbies or additional storage
- Garden shed allowing extra storage for mower, tools etc
- Rear lane access adding convenient access to sheds and back yard.
- Large 992.2m<sup>2</sup> block offering space, with pet proof fences.
- Fantastic location, walking distance to schools, the hospital, shops and town amenities

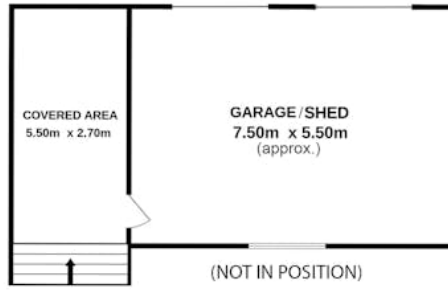
Whether you're looking to get yourself into the property market, starting to invest or expand your existing portfolio, this is a well rounded and affordable property combines location, land size and practical extras, making it a smart option for each demographic. Don't hesitate and book your inspection today!!

Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence.

- Land Area 992.20 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards







Emms Mooney

### 12 Albert Street, Oberon



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.