



## 136A Curtis Street, OBERON, NSW 2787

### Low maintenance 4-bedroom home

Convenience is the standout feature of this inviting home, perfectly positioned within walking distance to the hospital, church, primary school and shops. Designed for comfortable and everyday living,

This well-presented home will appeal to first home buyers, downsizers and investors, offering a practical layout in a thriving and growing town.

The home features:

- Four bedrooms, all with built-in wardrobes, including a master bedroom complete with a private ensuite.
- Two separate living areas providing flexibility for families, entertaining or quiet relaxation, while the open-plan kitchen, dining and living zone creates a welcoming central hub.
- A modern kitchen well equipped with a gas cook top and electric oven, dishwasher and excellent bench space, ideal for everyday living and hosting guests
- A well-designed main bathroom which includes a separate shower and separate WC, adding convenience

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:** L21822155

#### SALE DETAILS

**\$595,000**

#### CONTACT DETAILS

**Elders Emms Mooney**  
152 William Street  
Bathurst, NSW  
02 6331 0744

**Mary David**  
0429360222

- Comfort is assured year-round with natural gas heating and reverse-cycle air conditioning.
- The single garage offers internal access, and outside you'll find a secure, low-maintenance backyard, perfectly sized for upcoming spring and summer days.
- Set on a 485 sqm block with Colourbond fencing for privacy and security, this is a fantastic opportunity to secure a quality home in a highly sought-after location.

We are proud to present this property to the market - whether you're entering the property market or expanding your investment portfolio, this home is well worth your inspection.

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

- Land Area 485.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Ensuite
- Floorboards





