



## 3-4 Cole Crescent, OBERON, NSW 2787

Big Block, Endless Potential - 1,298m<sup>2</sup> of Opportunity

Tucked away in a peaceful cul-de-sac, this beautifully maintained three bedroom home presents an outstanding opportunity for first home buyers, downsizers, investors, or those seeking a move in ready property with room to enjoy.

The home has been exceptionally well cared for and offers a warm, welcoming feel throughout. Adding to its appeal, the property may be available for purchase fully furnished, providing a convenient turnkey option for buyers looking to settle in immediately or establish an air BNB or investment property.

Set on a generous 1,298m<sup>2</sup> block, the home enjoys an expansive backyard with ample space for children, pets, gardens, shedding, or future improvements (STCA).

Positioned in a quiet and family friendly location, this property combines comfort, convenience, and the increasingly rare benefit of a substantial parcel of land.

Property Features:

- Three comfortable bedrooms, offering practical accommodation for families, couples, or retirees.

**TYPE:** For Sale

**INTERNET ID:** L39523502

**SALE DETAILS**

For Sale

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**David Sellers**

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- Well maintained bathroom and functional layout designed for easy everyday living.
- Immaculately presented throughout, reflecting years of careful ownership and upkeep.
- Option to purchase the property fully furnished, creating a genuine walk in, walk out opportunity.
- Huge 1,298m<sup>2</sup> block with a spacious backyard and plenty of room for outdoor enjoyment or future enhancements.
- Quiet cul-de-sac setting with minimal traffic, providing a peaceful environment for families and residents alike.
- Ideal for first home buyers, downsizers, investors, or those seeking a low maintenance home on a large parcel of land.

Properties that combine excellent presentation, a generous block size, and a quiet location are becoming increasingly difficult to find. This is an opportunity to secure a well-loved home with immediate comfort and plenty of future potential.

\* Approximate

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

- Land Area 1,298.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Floorboards



