



44 Warkil St, Cobram



### Large Family Home

Situated close to school, sporting facilities and the river, sits this secluded four bedroom, two living + study home perfect for any family. Privacy is catered for with a tall brick fence and established gardens surrounding the home.

Featuring a well appointed timber kitchen with breakfast bar; double sink; gas cook top; double electric oven; dishwasher; fridge provision; ample cupboard and bench space. The kitchen looks over the meals area and large living room; The lounge has a split system to keep you the perfect temperature all year round.

Generous bedrooms all with built-in-robles and carpet. Full sized bathroom with spa bath, shower recess and vanity. Spacious laundry with second shower and separate toilet.

Moving outside, this home has a large outdoor entertaining area, long carport for 3 cars; Man cave/ rumpus room with ample room for the boat & toys to be undercover.

First time available on the market. Enquire today to arrange an inspection.

4 2 4

**Price** SOLD for \$322,000  
**Property Type** Residential  
**Property ID** 3372

**Agent Details**  
Andrew Jenkins - 0428 570 717

**Office Details**  
Cobram  
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