



58 Wondah St, Cobram



### First Home Or Investment Opportunity

A rare corner block in the river end of town, only 100 meters from the Murray River and bushland. Offering an exceptional investment prospect, the property is sited on a 836m<sup>2</sup> block with 2 bedroom 1950's brick residence, presenting an exciting opportunity for potential future subdivision (STCA).

The home has character and features kitchen/meals area, separate lounge with solid fuel heater, good sized bedrooms with building robes, large laundry and second toilet. Additional features include high ceilings, ducted gas heating, and evaporative cooling, ensuring comfort throughout the seasons.

The generous yard includes a carport, a bungalow suitable for additional rental income or family use, workshop, and assorted sheds. As a bonus, a 40 ft container for storage is included with the property.

This property presents a golden opportunity for first-time homebuyers or astute investors. Acquire it as a strategic land investment, enjoying a rental return while anticipating future development possibilities. Its proximity to the Murray River makes it ideal for future development or renovation. Inspect today!

These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly

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<b>Price</b>	\$420,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3954
<b>Land Area</b>	836 m <sup>2</sup>

#### Agent Details

Andrew Jenkins - 0428 570 717  
Jake Jenkins - 0428 217 898

#### Office Details

Cobram  
33 High Street Cobram VIC 3644  
Australia  
03 5871 1025



all interested parties should make their own enquiries to verify the information.

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