

Sold



22 Gemmell St, Cobram

## First-Time Buyer's Gem or Investor's Dream

**This is a fantastic opportunity for first-time buyers or savvy investors! This well maintained 3-bedroom residence is conveniently located close to town.**

The home boasts three bedrooms, each equipped with built-in robes, providing ample storage and space for your family. The heart of the home features an updated kitchen with a generous-sized breakfast bar, electric oven, cooktop and dishwasher. The house also features a cozy lounge, complete with a split system air conditioner to keep you comfortable all year round. The bathroom has also been updated with tiled flooring, shower recess and vanity while the laundry features a separate toilet for your convenience.

Outside the property offers an expansive 5x8m covered entertaining area, perfect for hosting gatherings and outdoor activities. A spacious double carport, and a 3x2m garden shed for additional storage.

**The generous 636m<sup>2</sup> corner block is fully fenced, providing a safe and secure environment for children and pets. With potential for future subdivision (STCA), this property offers excellent investment or first home buyer opportunities.**

**Don't miss out on this incredible opportunity! Contact us today to arrange an inspection.**

 3  1  2  636 m<sup>2</sup>

**Price** SOLD for \$330,000

**Property Type** Residential

**Property ID** 4835

**Land Area** 636 m<sup>2</sup>

### Agent Details

Andrew Jenkins - 0428 570 717

Amanda Ramsay - 0439 533 292

### Office Details

Cobram

33 High Street Cobram VIC 3644

Australia

03 5871 1025



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