



37 Main St, Cobram

## Outstanding Development Opportunity in the Heart of Cobram

Positioned on a generous 920m<sup>2</sup> corner block in a prime, central location, this versatile property presents a rare opportunity for investors, developers, or renovators alike.

Zoned Commercial 1, the possibilities here are broad and flexible — whether you're looking to redevelop, subdivide, or renovate the existing dwelling (STCA). Enjoy brilliant exposure in one of Cobram's most sought-after commercial precincts, with potential to capitalise on the high-traffic location.

The current improvements include a three-bedroom weatherboard home and shed, ideal for renovation or repurposing. The fully fenced block also benefits from rear laneway access, further enhancing its development potential.

Opportunities like this in central Cobram are few and far between — don't miss your chance to secure a strategic property with exceptional scope for the future

3 1 1 920 m2

**Price** SOLD for \$310,000

**Property Type** Residential

**Property ID** 5094

**Land Area** 920 m2

### 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



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

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.