

## Charming Central Cobram Home – Walk to Everything!

Perfectly positioned in the heart of Cobram, this charming threebedroom weatherboard home offers an ideal opportunity for first home buyers, investors, or those looking to downsize without compromising on convenience or comfort. Just a short stroll to shops, cafés, and essential services, the location speaks for itself.

Step inside to discover generous-sized bedrooms, including a standout main bedroom with high decorative ceilings and a ceiling fan, adding both character and comfort. The spacious lounge is filled with natural light and features a split system air conditioner, creating a welcoming space for year-round enjoyment.

The kitchen is well sized with plenty of scope to add your personal touch, while the well-appointed bathroom is both functional and neat. Enjoy seasonal comfort with ducted evaporative cooling throughout the home.

Affordable and full of potential, this centrally located gem offers lifestyle and location in equal measure – don't miss your chance to secure a property with heart in one of Cobram's most sought-after positions.

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 🛏 3 🔊 1 🗔 562 m2

Price	\$370,000
Property Type	Residential
Property ID	5100
Land Area	562 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



## 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.