

Just Listed



20 Sledmere Ave, Cobram



## Solid Start or Smart Investment – Great Location Close to Town Centre

This solid three-bedroom weatherboard home offers the perfect opportunity for first home buyers or savvy investors looking to get into the property market. With charming Murray Pine flooring flowing throughout, this home offers character and practicality in a convenient location just moments from the town centre.

Step inside to find a generous lounge area complete with split system air conditioning for year-round comfort. The well-appointed kitchen boasts plenty of cupboard space, a breakfast bar, and functional layout ideal for everyday living.

All three bedrooms are spacious in size, with two featuring built-in robes and ceiling fans. The main bathroom includes a separate bathtub and shower, and there's a dedicated laundry with external access for added convenience.

Outside, enjoy entertaining under the 6x5m covered alfresco area, while the 6x4m Colorbond shed equipped with a concrete floor and power, adds excellent storage or workspace potential.

Positioned in a good location close to schools, shops and services, this property is packed with value and ready for its next chapter. Don't miss out give us a call today!

3 bedrooms 1 bathroom 2 car spaces 707 m<sup>2</sup>

<b>Price</b>	\$380,000
<b>Property Type</b>	Residential
<b>Property ID</b>	5114
<b>Land Area</b>	707 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



**ANDREW JENKINS**  
REAL ESTATE

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.