

Sold



52 Sydney St, Cobram

## Space, Shed & Character ~ All Just Steps from Town

This beautifully presented three-bedroom residence is set on a generous 1079m<sup>2</sup> block in a sought-after location.

Featuring three generous bedrooms (two with built-in robes), this home offers a functional kitchen/meals area with electric cooking that flows seamlessly into the lounge room. The main bathroom is complete with shower, vanity, and toilet, plus there's a handy second toilet located off the laundry.

Enjoy year-round comfort with ducted gas heating throughout and air-conditioning in the lounge room. Outside, you'll find a covered patio perfect for entertaining, plus a 6m x 6m Colorbond shed with concrete floor, ideal for the home handyman or extra storage.

The well-fenced yard offers excellent vehicle access, making it perfect for caravans, boats, or trailers, all surrounded by low-maintenance gardens for easy living.

Give us a call today to book your inspection, this property will go fast!

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.

 3  1  2  1,079 m<sup>2</sup>

**Price** SOLD for \$410,000

**Property Type** Residential

**Property ID** 5144

**Land Area** 1,079 m<sup>2</sup>

### Agent Details

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### Office Details

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