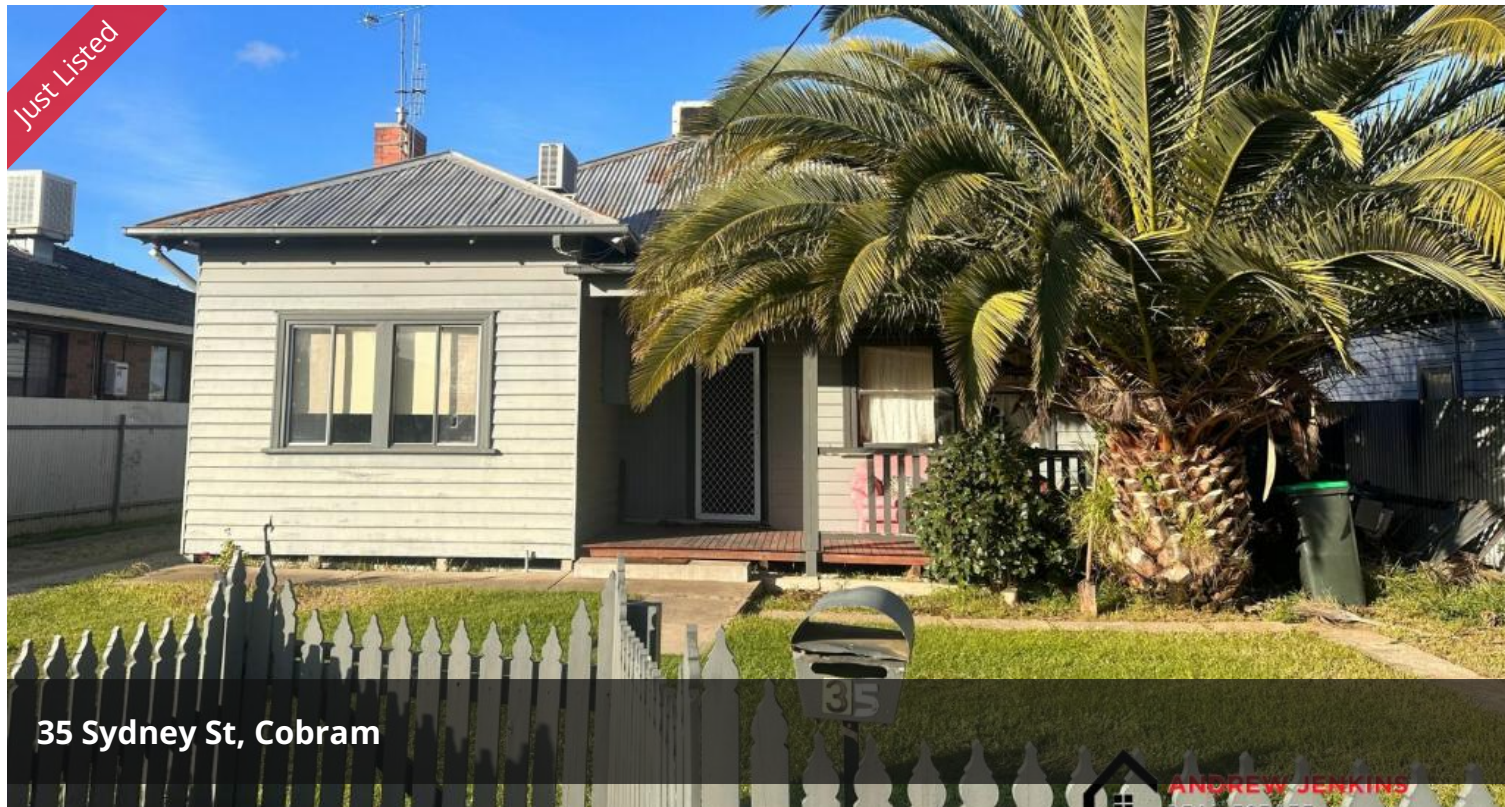


Just Listed



35 Sydney St, Cobram

ANDREW JENKINS  
REAL ESTATE



## Renovator's Delight ~ Priced to sell

Perfectly positioned just moments from the town centre, this weatherboard three-bedroom home is brimming with potential. Sitting on a spacious 804m<sup>2</sup> block, it's the ideal blank canvas for renovators, flippers, or savvy investors looking to add value.

Inside, you'll find a comfortable lounge with reverse cycle split system heating and cooling, a functional kitchen/meals area with gas cooktop, oven, and three carpeted bedrooms. The bathroom includes a shower, separate bath, and vanity, with a separate laundry and toilet adding extra convenience.

Additional features include a rear sunroom, a wooden deck, and a generous backyard with rear laneway access.

With its prime location close to shops, schools, and amenities, this property represents an excellent opportunity to renovate and reap the rewards.

Don't miss out, this one is priced to sell! Bring your vision and transform this property into something truly special.

3 1 804 m<sup>2</sup>

<b>Price</b>	\$328,000
<b>Property Type</b>	Residential
<b>Property ID</b>	5148
<b>Land Area</b>	804 m <sup>2</sup>

### Agent Details

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### Office Details

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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.