

Just Listed



45 Cobram Street, Berrigan



Golf Course Outlook in a Prime Berrigan Location

Positioned in prime Berrigan location backing directly onto the picturesque Berrigan Golf Course, this immaculately presented three-bedroom brick home offers the perfect combination of comfort, convenience and lifestyle. With fresh paint and new carpet throughout its ready for its new owners to simply move in and enjoy, this is an outstanding opportunity for families, retirees, first home buyers or investors seeking a quality home close to the heart of town.

Freshly painted throughout and complemented by new carpet and modern window furnishings, the home features a spacious lounge filled with brilliant natural light, complete with a split system air conditioner and ceiling fan for year-round comfort. The well-maintained original kitchen offers a practical layout with a breakfast bar and generous cupboard space, while the adjoining sunroom provides a versatile second living or dining area overlooking the expansive backyard.

All three bedrooms are generously sized and include built-in robes and ceiling fans, with two of the bedrooms also featuring their own split system air conditioners. The central bathroom includes a tiled shower and toilet, while the separate laundry at the rear of the home also incorporates an additional shower and separate toilet, adding extra convenience for families and guests.

Outside, the large secure backyard provides plenty of space for children,

3 1 2 702m²

Price	\$365,000
Property Type	Residential
Property ID	5351
Land Area	702 m ²

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pets or future improvements, with the added benefit of side access. A double carport is complemented by an adjoining workshop, making it ideal for tradies, hobbyists or those needing additional storage.

Perfectly located just moments from the Berrigan town centre, local shops, schools and sporting facilities, while enjoying the peaceful outlook across the Berrigan Golf Course, this beautifully maintained home is ready to impress. Properties in this location are always in strong demand, making this an opportunity not to be missed.

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