



14 Boorin Street, Cobram



## Original Charm, Prime Riverend Location

Offering plenty of character, potential and a highly sought-after Cobram Riverend location, this solid and well-maintained original weatherboard home presents an excellent opportunity for first home buyers, renovators or investors.

Set on an impressive approximately 855m<sup>2</sup> block with side access through to the rear yard, the property combines a comfortable existing home with plenty of scope to update, renovate or simply enjoy as is.

Inside, the home features three generously sized bedrooms, with two including built-in robes, along with a spacious front lounge room filled with excellent natural light. The original kitchen is neat and functional, offering an electric stove and ample cupboard storage, while the bathroom includes a bathtub and separate shower.

A separate laundry is positioned at the rear of the home, along with a separate toilet for added convenience.

Outside, the generous backyard provides plenty of space to enjoy and further improve, with side access leading to a single carport and an approximately 3m x 3m shed, ideal for additional storage or workshop space.

With its solid construction, original features, great street appeal and exceptional position just moments from the Murray River, this is a property with genuine potential in one of Cobram's most tightly held and

3 1 1 855m<sup>2</sup>

|                      |                    |
|----------------------|--------------------|
| <b>Price</b>         | \$425,000          |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 5422               |
| <b>Land Area</b>     | 855 m <sup>2</sup> |
| <b>Floor Area</b>    | 105 m <sup>2</sup> |

### Agent Details

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### Office Details

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popular locations.

Whether you're looking to secure your first home, take on a renovation project or add a well-positioned property to your investment portfolio, this Riverend gem is well worth a closer look.

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.

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