








## Location, Space & Plenty of Potential

3 1 2 845m2

Positioned in a popular pocket of Cobram, 30 Wondah Street presents an opportunity to secure a property where location and land size do much of the talking. Set on a generous 844m² allotment, the home is just a short stroll from the Murray River and Thompsons Beach, in an area that continues to attract strong buyer interest.

The home offers three generous bedrooms, two split system air conditioners and a practical floorplan, providing a comfortable starting point with scope to add your own touches over time while several improvements have already been completed. The central bathroom is complemented by a separate toilet for added convenience. A large separate lounge provides plenty of space, while the adjoining servery area is a unique feature, an ideal spot to sit back and relax.

Outside, the north-east facing backyard is a real highlight, capturing the morning sun and offering plenty of room to further improve, landscape or simply enjoy. A substantial shed adds valuable storage and workspace, with ample remaining yard space for children, pets or future plans.

Whether you're a first home buyer looking to get into a great location, an investor seeking an opportunity or someone wanting to create a home to suit your own style, there's plenty to consider here.

With its generous land size and enviable proximity to the Murray River, Thompsons Beach and Cobram's attractions, this is an opportunity to

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| **Price** | $390,000 - $420,000 |
| **Property Type** | Residential |
| **Property ID** | 5445 |
| **Land Area** | 845 m2 |

### Agent Details

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secure a property in a location that's always in demand.

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