

**30 Marshall Street, Cobar, NSW 2835**

**Sold Unit**

Thursday, 16 November 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Nita Skewpeck  
0418962790

## Contact agent

Welcome to 30 Marshall Street, Cobar! This stunning property is in a prime location and offers a commercial premises and 2 residential units in the same location. If you are seeking a versatile investment look no further than these 3 properties. This property is perfect for investors or business owners looking to expand their operations. The property is conveniently located, offering easy access to major roads and public transportation, making it easily accessible for customers and tenants alike. The surrounding area is buzzing with a vibrant mix of businesses, shops, and restaurants, providing a dynamic and thriving environment for your business to thrive. Currently Leased to Subway until 2026 for \$1560 per month with further options till 2046, the two flats are both leased to long term tenants paying \$1543.57 each per month. Each unit features 2 bedrooms with built-ins, a gas stove top, dishwasher and a microwave in the kitchen, a combined bathroom and laundry with washing machine and dryer, a tidy courtyard and security gate with front and back access. Rates are approx \$2440 p/a. With a price guide of \$700,000, this property presents an exceptional investment opportunity. Whether you are looking to expand your business or add to your investment portfolio, this property offers great rental return and potential for growth and success. Don't miss out on this incredible opportunity to own a prime commercial / residential premises in the heart of Cobar. Contact me today on 0418 962 790 to arrange a viewing