

**5 Thirteenth Street, Cobar, NSW 2835**



**House For Sale**

Thursday, 4 January 2024

5 Thirteenth Street, Cobar, NSW 2835

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 841 m2**

**Type: House**



Brinley Obray  
0268362234

**\$275,000**

This gorgeous rendered brick family home is the perfect property that will tick all your boxes, boasting generous front and back yards, a large Colorbond shed and an inviting modern home for you to enjoy. The formal entrance features a semi enclosed space with modern floorboards that flow through to the spacious living room. This room provides a cosy wood fire heater that heats the whole house, a large window with timber venetian blinds and an electric heater conveniently situated on the right side wall. Through to the open plan dining room/kitchen is a generous space to entertain with any type of dining table suitable for the area and large windows to lighten the space, both also with timber venetians. The traditional neutral toned kitchen is equipped with ample bench space, cupboards and drawers for your convenience, an oven/cooktop, a dishwasher and a separate double pantry. This space also has a modern splashback, adding to the overall contemporary style of the home. Down the hall are three good sized bedrooms that all feature built-in-ropes and carpet. The centrally positioned modern bathroom has been carefully curated to allow a separate bath, shower and vanity, with the addition of a large mirror, a six row towel rail while boasting floor to ceiling tiles to compliment the luxe vibe this space gives off so well. This home also offers a traditional laundry and a separate toilet. Outside boasts a huge Colorbond shed, a large carport/undercover entertainment area, a cute backyard with the bones to create an inviting sanctuary, an additional under-cover entertainment area, a generous front yard with established lawn and gardens and a modern secure front fence. Rates: \$2,149.00 p.a.