

**58 Monaghan Street, Cobar, NSW 2835**

*Elders*

**Sold House**

Saturday, 24 February 2024

58 Monaghan Street, Cobar, NSW 2835

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 565 m2**

**Type: House**



Shara Suckling

**\$230,000**

Introducing the perfect first home and investment opportunity privately set back at 58 Monaghan Street. This three bedroom house set on 586sqm is sure to catch the eye of discerning first home buyers or investors seeking a solid addition to their property portfolio. As you step inside, a warm welcome awaits within the modern and versatile floor plan. From the living area you seamlessly flow through to the combined dining and kitchen, offering plenty of storage space. Leading down the hall are three good size bedrooms, two with built-in robes. Functional family bathroom, providing a separate toilet for that added convenience for families. Serviced by split system air conditioning and evaporative cooling, ensures comfort all year round. Step outside and discover a sizable low maintenance yard, paved outdoor area and garden shed. Access to the rear yard provides added convenience. Currently this property is leased to a long-term tenant at \$350 per week, making this a great opportunity not to be missed.