

# 71 Cobram Street, Berrigan, NSW 2712



## House For Sale

Wednesday, 17 April 2024

71 Cobram Street, Berrigan, NSW 2712

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1467 m2

Type: House



Tracy Dunn

## Listed for \$450,000

Summary: Backing onto the Berrigan Golf Course this well presented 4 Bedroom 2 Bath Brick Veneer Family Home with Tile Roof. On a large 1467 M2 block with 20 Solar Panels, Split System Air Conditioning and Under Floor Heating for comfort plus a Secluded Back Entertainment Area to View the Lovely Gardens. Plenty of Vehicle Parking and Drive Through to the Back Yard where there is also a Large Shed/Workshop with Concrete Floor and Power. Area: 1467m2\* Walking past the front picket fence , through the landscaped gardens to the entry of this home, is a delight. Enter the foyer with the good size lounge to the right with quality carpet and drapes. \* Combined Kitchen/ Dining has vinyl flooring and large windows providing plenty of light and views of the backyard. Kitchen has day night roller blind, electric oven, range hood, ceiling fan, pantry and reverse cycle split system air conditioning. A glass sliding door from the dining leads out to a side private courtyard perfect for family BBQs \* Laundry is tiled with S/S trough and is off a small "butlers panty" area and leads to back veranda. \* Leading up the hall we have the three bedrooms, two with BIR and ceiling fans, all with carpet and drapes. • At the end of the hallway is the main bedroom which has large front windows with carpet, has drapes, Ceiling fan, WIR through to the ensuite with a second toilet, vanity and shower. • Bathroom is tiled, has a bath, shower, separate toilet, exhaust and vanity\* Under floor heating through the lounge, hall and bedrooms provides plenty of warmth in the winter months plus Reverse Cycle large Split system air conditioning unit for winter and summer and Evaporative Cooling system throughout the property for cooling. • Leading outside is a back paved covered verandah and sitting area overlooking the back yard. Gardens are inviting you all the way down to the back gate and out to the Golf Course. Backyard has plenty of space and is fully fenced \* Out the back there is a Small Garden Shed and the Large GI Workshop which has concrete floor and power and small carport off this for small caravan. \* New Exterior Window Blinds to provide both privacy and comfort out the front and back verandah. Lovely property listed at \$450,000 - For more information or to arrange an inspection please call Tracy Dunn 0472 635 263