

# 22 Gemmell St, Cobram, Vic 3644

## House For Sale

Tuesday, 25 June 2024



22 Gemmell St, Cobram, Vic 3644

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 636 m2**

**Type: House**



Andrew Jenkins  
0428570717



Jake Jenkins  
0428217898

**\$360,000**

This is a fantastic opportunity for first-time buyers or savvy investors! This well maintained 3-bedroom residence is conveniently located close to town. The home boasts three bedrooms, each equipped with built-in robes, providing ample storage and space for your family. The heart of the home features an updated kitchen with a generous-sized breakfast bar, electric oven, cooktop and dishwasher. The house also features a cozy lounge, complete with a split system air conditioner to keep you comfortable all year round. The bathroom has also been updated with tiled flooring, shower recess and vanity while the laundry features a separate toilet for your convenience. Outside the property offers an expansive 5x8m covered entertaining area, perfect for hosting gatherings and outdoor activities. A spacious double carport, and a 3x2m garden shed for additional storage. The generous 636m<sup>2</sup> corner block is fully fenced, providing a safe and secure environment for children and pets. With potential for future subdivision (STCA), this property offers excellent investment or first home buyer opportunities. Don't miss out on this incredible opportunity! Contact us today to arrange an inspection. These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information. Property Code: 4835