

**31 Monaghan Street, Cobar, NSW 2835**



**House For Sale**

Wednesday, 19 June 2024

31 Monaghan Street, Cobar, NSW 2835

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 797 m2**

**Type: House**

**\$199,000**

Introducing a classic and Australian country style three bedroom home, showcasing traditional timber elements. Upon entry into this home, you are greeted with a formal entrance way that spills through to the open plan living and dining room. This large space features traditional timber flooring and a split system air conditioner. Through to the kitchen is a generous space, boasting an oven/cooktop, double stainless steel sink, dishwasher and a double built-in pantry. Down the hall are three great sized bedrooms, with two featuring built-in-robies and one with an additional space perfect for a walk-in-robe or study. The centrally positioned main bathroom comes complete with a separate bath/shower, vanity and a separate toilet. This property also boasts an external laundry, evaporative air conditioning throughout and a gas point to the living room. Outside boasts an undercover entertainment area, a large garden shed and is fully fenced. An undercover carport is located to the side of the home, with established gardens. This property is currently in lease until September 2024 at \$280.00 per week. Rates: \$539.00 p/q