

# 34 Morrison Street, Cobar, NSW 2835



## House For Sale

Friday, 12 July 2024

34 Morrison Street, Cobar, NSW 2835

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 695 m<sup>2</sup>

Type: House



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**\$235,000**

34 Morrison Street is set on a 695sqm block presenting an exceptional opportunity for both first home buyers and savvy investors. The layout offers a cozy living area upon entry, complete with wood heating and split system air conditioning. Offering three bedrooms, two bedrooms with ceiling fans and freestanding cupboards, whilst the main bedroom features split system air conditioning. A spacious kitchen provides adequate storage and electric cooking appliances. Central bathroom offers a toilet, shower and vanity. The convenience is further enhanced by an additional toilet within the laundry. Step outside to discover a covered outdoor area and fully fenced yard. The large, powered shed with attached double carport provides endless possibilities for storage and hobbies. Offering a blank canvas - all you need is turf. For Investors, this property offers a lucrative opportunity. First home buyers will appreciate the affordability and potential of this home, making it an ideal entry into the market.