

Sold



12 Warkil Street, Cobram



## Two For One!

Positioned on a 852 square metre block in a river-end location. Offering a three bedroom residence fronting Warkil Street and a fully functional two bedroom bungalow sited at the rear of the property, making this an ideal investment. Within walking distance to schools, shops, hospital, sporting grounds and the Murray River!

The main residence features kitchen and dining area with an abundance of storage space. Front lounge with split system heating and cooling and feature mantle. Three generous bedrooms, two with built in robes. Bathroom and laundry combined. Rear yard with carport/ outdoor entertainment area, garden shed and low maintenance surrounds. Outdoor blinds and gas boosted electric hot water service as an added bonus.

Second residence has a fully functional kitchen with electric cooking. Loungeroom with split system heating and cooling. Two bedrooms and bathroom with separate toilet. Front undercover patio overlooking the private yard with garden shed. Also equipped with single carport and electric hot water service. Ideal for tenants, extended family or for an Air bnb!

Combined rental income: \$405 per week.

This property presents a great opportunity and won't last long! Call Today!

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept

 5  2  2  852.30 m<sup>2</sup>

**Price** SOLD for \$375,000  
**Property Type** Residential  
**Property ID** 4152  
**Land Area** 852.30 m<sup>2</sup>

### Agent Details

Andrew Jenkins - 0428 570 717

### Office Details

Cobram  
33 High Street Cobram VIC 3644  
Australia  
03 5871 1025



any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.