



1/6 Margaret Court, Cobram

ANDREW JENKINS
REAL ESTATE



Prime Investment Opportunity: Spacious Three-Bedroom Residence with Study

Introducing a fantastic investment opportunity or ideal first home, this sturdy and spacious three-bedroom residence, complete with a study, sits proudly on a manageable 603 square meter block. Boasting a prime location, this property promises convenience and comfort for its lucky occupants.

Well-appointed kitchen and meals area, with in wall air conditioner, electric cooktop, oven and dishwasher. Good size loungeroom features a reverse cycle split system air conditioner, ensuring year-round comfort for relaxation and entertainment.

The three bedrooms are equipped with built-in robes and carpet. The master bedroom has separate air conditioning and further indulges with its own ensuite. Forth smaller room which would make a great at home workspace or even an additional bedroom. Completing the interior layout is a separate bathroom and laundry, offering practicality and convenience for everyday living.

Outside, a rear paved patio invites alfresco dining and leisure, perfect for soaking up the sunshine or hosting gatherings with friends and family. The property also includes a full lock-up garage under the roofline, providing secure parking and storage solutions, along with a well-fenced yard featuring a large garden shed (approx. 2.5 x 3.5m), offering additional space for hobbies or storage needs.

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Price	\$385,000
Property Type	Residential
Property ID	4801
Land Area	603 m ²

Agent Details

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Currently an excellent rental return of \$350 per week, this property presents a lucrative opportunity for savvy investors seeking a reliable income stream. Alternatively, for those entering the property market for the first time, this residence offers an affordable and attractive option to call home.

Don't miss out on this chance to secure a solid investment or a comfortable abode in a sought-after location. Enquire now to arrange your inspection and seize this opportunity before it's gone!

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