

12-14 Monaghan St, Cobar, NSW 2835

For Sale \$530,000

Unit 6   3 



Unique Investment in Cobar

For Sale: Spacious partially furnished Multi-Unit Property situated at 12-14 Monaghan Street Cobar.

This is a remarkable opportunity to own a versatile multi-unit property only 1.7km from the heart of Cobar. This

expansive property boasts a generous land area of 2815 sqm, providing ample space for both relaxation and

potential further development. The properties feature 2 bedrooms each with full sized bathroom and laundry

facilities with a carport. Step inside to discover a welcoming living room, ideal for entertaining or unwinding after a

long day overlooking a well-equipped kitchen with full sized appliances. There are reverse cycle air conditioners in all bedrooms as well as ducted evaporative cooling throughout.

Each unit stands alone and has their own enclosed back yard for privacy Two of the units are leased at \$330 per week the 3rd at \$280 per week. Situated in a convenient location, this property is close to local amenities, schools, and parks, offering the perfect blend of tranquillity and accessibility. If you are looking for an investment and something to live in don't miss out on this exceptional opportunity Contact Nita or John today to arrange a viewing.

Open for Inspection

By Appointment.

Features:

- 2 Bedrooms Main queen sized bed 2nd bedroom Double bed
- Bathroom - toilet combined
- Inside Laundry with washing machine
- combined dining and living Area
- Ducted Evaporative Cooling
- Reverse cycle air conditioning to bedrooms
- Carport
- Enclosed Yards
- Rates Approx \$2675 p/a
- Land size 2815 m2
- No Strata Fees

Listed By

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Listing Number: 3526364