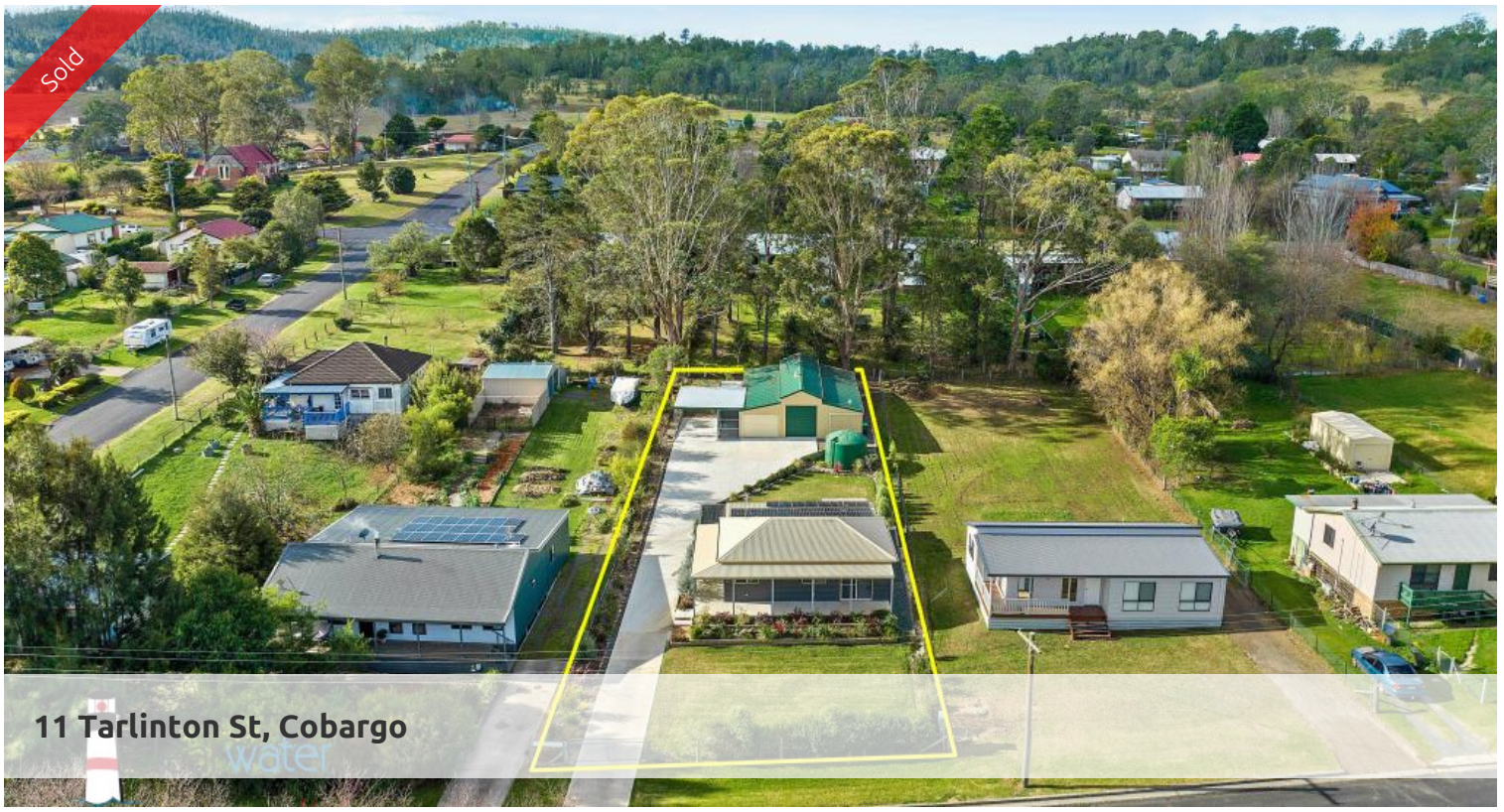








A Property with So Many Uses!

This one is a must to inspect to really appreciate what is on offer. Built in 2019 this steel and concrete construction house has been built to a high standard and is in “as new” condition. The large shed pre-dates the home and has power, internet, two bathrooms, study/office, parking for 6 cars plus a huge workspace. Landscaped gardens, underground drainage throughout the block and extensive concrete driveways make for low maintenance living. There has been a lot on money spent on all the extra little things on this property and would be perfect for:

- the downsizers

- the craftsmen

- the grey nomad traveler needing a home base offering plenty of room for you and your van in the shed with the option of renting out the house to provide you with travel money

- the first home buyer

- home business from the shed with office already set up with internet connected

The House:

This lovely white and grey toned kitchen with multiple good-sized pantries opens onto the large covered patio making it the perfect place for entertaining all year round. Open plan dining and lounge with a lovely aspect that opens onto both the large front and side verandah. The 2 bedrooms are a generous size, both with built in robes. The bathroom is centrally located and there is a separate laundry with exterior access. Waterproof vinyl look-alike timber flooring throughout the house (including the wet areas). The entire house is fresh and light with nothing so just relax and enjoy. There is a reverse cycle air conditioner to keep you cool and warm all year-round and

3 3 7 1,214m2

Price	SOLD for $650,000
Property Type	Residential
Property ID	592
Land Area	1,214 m2

Agent Details

Office Details

Clearwater Real Estate - Moruya
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2537 Australia
02 4474 3290

you don’t need to worry about a big electricity bill as there is a 10kw solar system and the house is fully insulated ceiling and walls.

The Shed/ Home Office/ Extra Accommodation:

This massive 13870 x 10501 shed is located at the back of the property and is no ordinary shed, it has so much to offer. There is a study/home office, two bathrooms and still room to park 6 vehicles plus a huge workshop space. There is a separate adjoining carport and aviary/cattery.

The Block/Yard:

This 1214 m2 fully fenced gentle sloping block has been beautifully landscaped, featuring underground drainage, low maintenance gardens attracting many native birds and the kookaburras just love the surrounding gum trees. Utilise the wide concrete driveway from your front gate all the way to the back to the shed. Town water plus a large 5000 gallon water tank that collects water from shed and provides water to the toilets and the garden taps.

Location:

Centrally located within walking distance to everything the Historic Village of Cobargo has on offer. Including cafes, specialty shops, doctors, chemist, hairdressers, indoor swimming pool, pub and public primary school. Cobargo is a family friendly town and has seen a lot of new development and improvements in the last few years. Only a few minutes to Wallaga Lake, approx 15 min to Bermagui and Tilba with Bega south and Narooma north both approx 30 mins drive. Offering a country lifestyle only minutes to pristine stunning South Coast with plentiful fishing and swimming areas to choose from.

Phone listing agent Dee Cramb on 0421 748 610 to book your private inspection

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