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234 Cobbitty Road Cobbitty NSW

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Price : Auction Guide \$1,200,000
Land Size : 999.1 sqm
View : <https://www.acreagesales.com.au/8073596>



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AUCTION: Saturday 10th August at 11:30am, ONSITE, unless sold prior.

United Realty is delighted to present this captivating property located in the highly sought-after Cobbitty Village. Nestled in a dress circle location on an ideal 999.1 sq. m * block, this beautiful cladded home is oozing with charm and is perfect for families, tradies, or anyone needing extra space for caravans, trailers, or tools.

As you make your way around the circular driveway, you are invited into the main, single-level home via the charming front veranda. The main residence is adorned with high ceilings and ornate cornices, and includes three spacious bedrooms all with built-in wardrobes. The master bedroom features a modern ensuite and gorgeous French doors. Working or studying from home will be a breeze in the dedicated home office, complete with built-in cabinetry for ample storage.

At the heart of the home is the French-country style kitchen and open plan dining room. The expansive kitchen is equipped with gas cooktop, dishwasher, and plenty of pantry and bench space.

The generous lounge room is the perfect place for the whole family, and one of the stand-out features is the huge sunroom with bi-fold doors opening to the rear yard, perfect for year-round entertaining. When summer comes along, the in-ground salt water swimming pool will complete your backyard oasis.

The detached large garage with high entry and ceilings, includes workshop space and laundry. Above the garage is a huge upstairs area that could be used as an additional bedroom, games room, party room, or home gymnasium. This versatile space includes a bar, French doors and a balcony, offering endless possibilities.

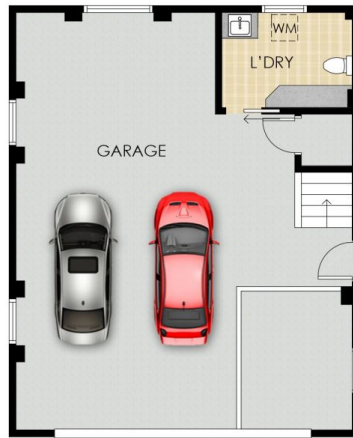
Other features:

- Cubby house
- Ducted air conditioning in main residence
- Modern main bathroom with free-standing bath tub
- Situated in close proximity to great schools and child care centres
- Conveniently close to Camden, Oran Park and Narellan
- Camden Council

* Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.



234 Cobbitty Road, Cobbitty



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.