



7 Woolly Street, Cobbitty

## Modern, Low-Maintenance Living in Sought-After Cobbitty

LJ Hooker United Group present to the market this modern single-level home ideal for first home buyers, downsizers or investors looking to secure a near-new home in a high-growth location.




Set on a 300 sq. m\* block and built by Dream Scope Homes, the residence offers a practical open-plan layout with the living, dining and kitchen zones flowing together. The kitchen is equipped with gas cooking, dishwasher and a walk-in pantry, while tiled flooring throughout the main areas and high ceilings enhance the sense of light and space.

The main bedroom features timber flooring, a walk-in robe and ensuite bathroom, while the remaining bedrooms include built-in robes and are serviced by a main bathroom tiled to the ceiling. Outside, the level backyard offers an ideal space for kids or pets to play.

Enjoy the lifestyle benefits of living moments from local playgrounds, Narellan Town Centre, Oran Park Podium, Narellan Sports Hub and a wide selection of private and public schools throughout the Macarthur region.

Other key features:

- Ducted air conditioning.
- Plantation shutters.

4  2  1 

**FOR SALE**

\$950,000 to \$1,025,000

**AGENTS**

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**AGENCY**

LJ Hooker United Group

1800 486 4833

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- High ceilings.
- CCTV.
- Single garage with internal access.
- Laundry with access to the backyard.
- Quiet street.

• 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.

## MORE DETAILS

Property ID	J0J1T
Property Type	House
Land Area	300 m2

**Nicholas Pikis 0437 248 641**

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**Edwin Borg 0418 236 274**

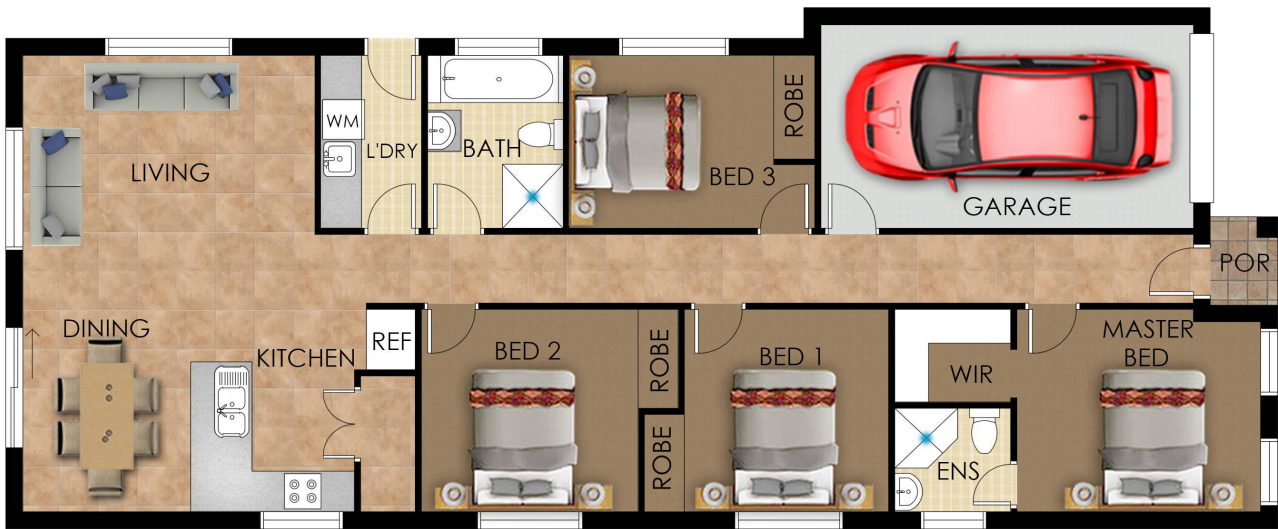
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United Group

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.

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**LJ Hooker**