

Under Contract



## 35 Cook Dr Eden

READY TO ROLL

Super solid and affordable 3 bedroom Colorbond clad home set on a near level user friendly block, well presented throughout and featuring living room (slow combustion heating/split system) out to private rear covered deck and adjacent patio. Separate dining, laminex kitchen with gas cooktop and electric oven, tidy bathroom plus separate WC. Backing on to native leafy crown land and an easy walk (400m approx) to Eden Sports & Recreation Club (golf, bowls etc), the property is fully fenced with Colorbond and mesh fencing, drive through carport to workshop, chook yards, aviary, vegie gardens etc and stand alone solar system. Great investment or first home buyers opportunity. **Get your skates on.**

**\*\* To view interactive floor plan**

<https://tour.cubi.casa/mjXCpFxsofXaGJ2ZfbQFZN>

🛏 3 🚿 1 🚗 1 📏 601 m2

<b>Price</b>	\$480,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1967
<b>Office Area</b>	0
<b>Land Area</b>	601 m2

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

174 Imlay St Eden NSW 2551  
Australia  
02 6496 3583



This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.