



## 8 Cofton Court Werrington County NSW

3  1  2 

Here is an opportunity not to be missed. Situated in the hard to enter suburb of Werrington County and central to all amenities, this three bedroom family home has a lot to offer. Featuring good sized bedrooms, a large family bathroom and living room, this beautifully presented residence will be sure to suit your needs for years to come.

- + R2 zoned 740sqm block with large yard
- + Tidy updated kitchen overlooking backyard
- + Spacious living and dining area
- + Large undercover verandah
- + Single lock up garage with the addition of garden shed
- + Potential for addition of second dwelling/granny flat (STCA)
- + Expected rental return of \$580p/w

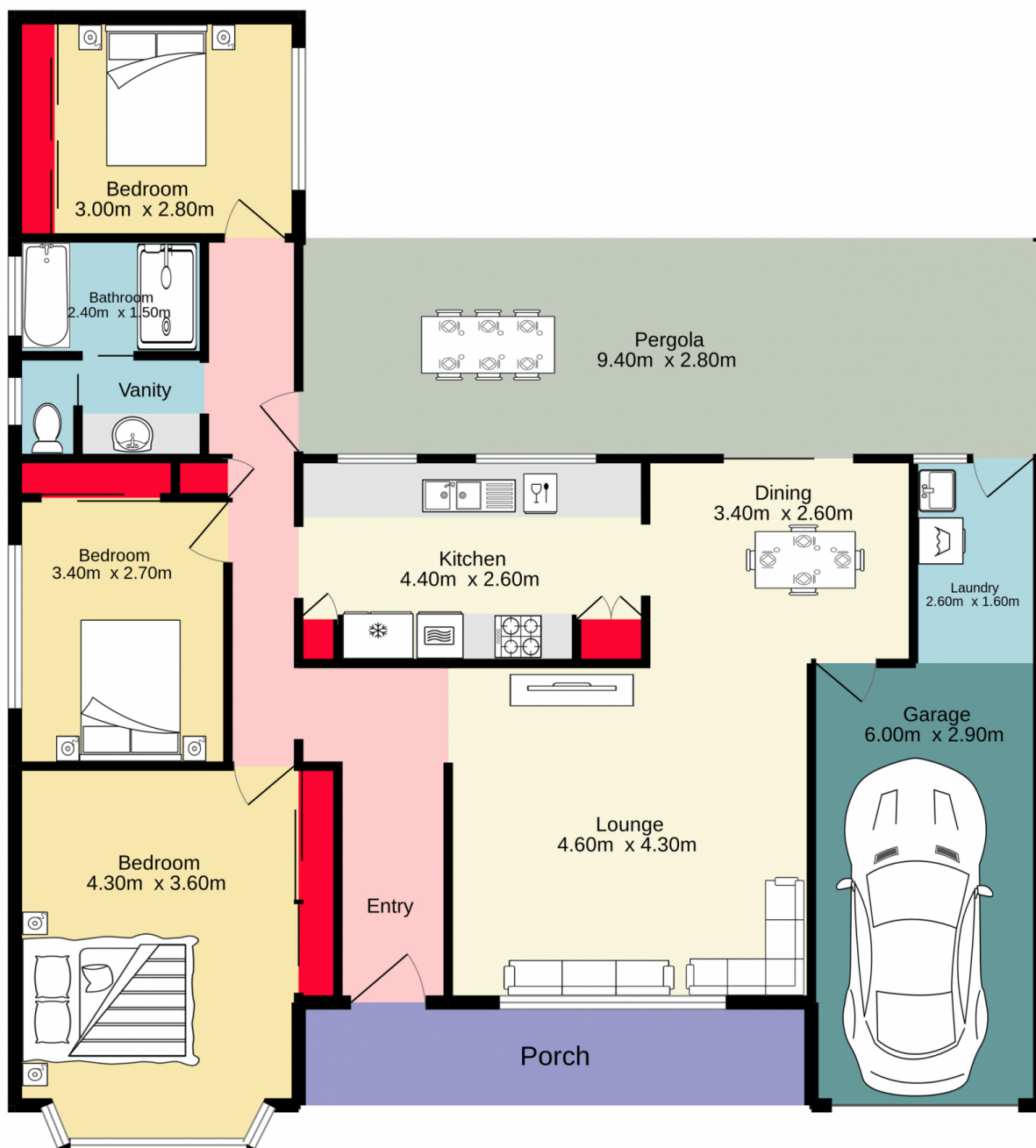
**Type** : House  
**Price** : \$ 820,000  
**Land Size** : 740 sqm  
**View** : <https://www.aitkenre.com.au/8062335>



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[For full version visit the website](https://www.aitkenre.com.au)

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TOTAL FLOOR AREA : 145.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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