

**10 Llewellyn Avenue, Goulburn, NSW 2580**

agent|2580

**House For Sale**

Saturday, 18 November 2023

10 Llewellyn Avenue, Goulburn, NSW 2580

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 680 m2**

**Type: House**



Julie Downs

**\$725,000**

Perfectly positioned in a highly sought-after area, moments away from an array of essential amenities. This double brick gem, built in the 1960s, is now on the market for the first time in 40 years, making it a fantastic opportunity for first home buyers or growing families. Embrace the convenience of having a Hospital, Aquatic Centre, Skate Park, Adventure Playground, Tafe, High School, Primary School, Cinema and the CBD within just 1.3km. Step inside this welcoming abode and be greeted by a spacious, kitchen / dining room. The kitchen is well equipped with a freestanding 900mm oven, dishwasher, large pantry, fridge bay, ample bench space and cabinets. The Kingsize main bedroom features a triple door robe and RC air-con, while the two additional bedrooms come complete with built-in robes, ensuring ample storage for the whole family. Benefit from not one, but two large living areas, perfect for entertaining or unwinding after a long day. The original 3-piece bathroom has been updated with a brand new vanity, while the practicality of a 2nd shower and toilet downstairs off the laundry is a bonus. Ducted gas floor heating as well as Reverse Cycle air -conditioning ensure all year comfort. Step outside to the large alfresco area overlooking the garden, complete with a majestic oak tree providing shade, keeping you cool during the summer months. The property also offers an oversized single garage with a huge storage area. Side gates on both sides of the property provide added security and convenience. Don't miss out on this once in 40 year opportunity to secure this home in a prime location!

**FEATURES INCLUDE-** Double brick 1960's three bedroom home situated on 680m<sup>2</sup> Lot- Balcony overlooking the established front garden- Large separate lounge opening onto adjacent family room via glass sliding doors- Spacious Kitchen / Dining. The Kitchen has plenty of work surfaces and storage as well as a dishwasher and 900mm freestanding oven- Kingsize main bedroom with large built-in robe and RC Air-con. Two additional bedrooms come complete with built-in robes.- 3 piece bathroom on ground level plus 2nd shower and toilet on lower level- Linen cupboard on both levels of the home including one in the spacious laundry- Ducted, underfloor gas heating as well as a Reverse Cycle air-conditioner- Huge lower level alfresco- Fully fenced with convenient side gate on both sides of the property- Schools, Hospital, Victoria Park, Aquatic Centre, Cinema, Goulburn Square and CBD all within just 1.3km from the property (according to Google Maps) Goulburn High School 300m Goulburn Aquatic and Leisure Centre 350m Goulburn Skate Park 450m Victoria Park 550m Goulburn Base Hospital 600m Goulburn Adventure Playground 750m Wollondilly Public School 900m Goulburn Tafe 900m Seiffert Oval 900m Lilac Cinema 1.3km Goulburn Square 1.3km (All distances calculated using Google Maps) To arrange a private inspection please contact: Julie Downs 0422 438 805 Aaron Downs 0422 438 804