

**11 Manar Street, Goulburn, NSW 2580**



**Sold House**

Friday, 13 October 2023

11 Manar Street, Goulburn, NSW 2580

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 583 m2**

**Type: House**



Bella Greig

0248228711

**\$470,000**

\* This home is a great property for various buyers, combining practicality, energy efficiency, and outdoor appeal with a garden shed to meet your storage needs.\* Offering three comfortable sized bedrooms, there is plenty of space for family members and guests. \* The layout of the home is well thought out, with a cozy living area, and a functionally designed kitchen and bathroom. \* The backyard is designed for your outdoor enjoyment and practicality. An oversized garden shed provides ample storage space for tools, equipment, and more. Whether you're a gardening enthusiast or just need extra storage, this shed has you covered. The relatively low-maintenance yard means you can spend more time relaxing and less time on upkeep.\* Ample car storage space with a double carport out the front of the home and drive through access into the backyard up the side of the home. \* This home is not just about space and storage; it's also energy-efficient. Electric roller shutters enhance security and privacy while helping regulate the interior temperature.Land Rates: \$1,375.40 paWater Rates: \$1,009 pa plus usageRental Appraisal: \$380-\$400 pw approxAll of our properties are available for private inspection at a time that suits you. You don't have to wait for a scheduled open house - please contact us to discuss a suitable inspection time.