

**11 Swan Loop, Goulburn, NSW 2580**

**Raine&Horne.**

**House For Sale**

Friday, 29 September 2023

11 Swan Loop, Goulburn, NSW 2580

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 947 m2**

**Type: House**



Nicolas Heath  
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**\$940,000**

Nestled in the popular Merino Estate, this brand-new home set on an expansive 947m<sup>2</sup> lot offers breathtaking mountain views and exciting possibilities. Featuring four bedrooms, multiple living areas, two bathrooms, a double garage, and a well-appointed kitchen with a walk-in pantry, this beautifully designed home boasts attention to detail and generous proportions. One of its standout features is the enormous rear garden, enhanced by genuine sandstone retaining walls, offering ample space for outdoor activities and future developments like a granny flat, swimming pool, or a sizable shed (subject to council approval). This turn-key property comes complete with ducted RC air conditioning, roller blinds, fencing, gates, landscaping, retaining walls, a 10,000L water tank, a sensor alarm, and a doorbell. The property's key features include:- Spacious four-bedroom home on a 947m<sup>2</sup> lot- Tiled, covered porch with a wide timber door at the entrance- 2.7m high ceilings and LED downlights throughout- Multiple living areas for relaxation and entertainment- Stylish kitchen with high-quality appliances and ample storage- King-size main bedroom with walk-in robe and ensuite- Family bathroom with custom shower, freestanding bath, and more- Ducted, zoned Hitachi reverse cycle air-conditioning- Tiled alfresco overlooking the landscaped garden with sandstone retaining walls- Fully fenced with vehicle access to the rear via double gates- Oversized tinted and sealed driveway for convenience- Expansive, easement-free garden for potential additions- Double garage with remote panel lift door and internal access- Close proximity to schools, childcare, Police Academy, and golf course This property is a dream for both homeowners and investors, offering a luxurious and comfortable living space, stunning views, and exciting future possibilities. Don't miss out on the opportunity to make this brand-new home your own in the desirable Merino Estate.