

**119 Combermere Street, Goulburn, NSW 2580**



**House For Sale**

Friday, 9 February 2024

119 Combermere Street, Goulburn, NSW 2580

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1102 m2**

**Type: House**



Barry Flint

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## **Auction Guide \$525,000**

An exceptional opportunity awaits at 119 Combermere Street, Goulburn! Whether you're an investor seeking a promising venture, a first home buyer looking for the perfect starter, or a renovator with a vision, this property holds endless possibilities. Nestled in an excellent location, this original home boasts immense potential and offers convenience like no other. Situated close to schools and just under 2km to the CBD, you'll enjoy the best of both worlds - suburban tranquility with urban accessibility. Key Features:

- **Original Home:** Perfect canvas for renovation and adding substantial value to the property.
- **Ideal Size:** Featuring 3 bedrooms, all equipped with built-in wardrobes, ensuring ample storage space for your family's needs.
- **Functional Layout:** With one bathroom, a separate toilet, and a convenient powder room, this home offers practicality and comfort.
- **Spacious Living:** Enjoy the luxury of 2 large living areas and 2 dining areas, providing ample room for relaxation, entertainment, and family gatherings.
- **Hassle-Free Parking:** Benefit from a single car garage with internal access, ensuring convenience and security for your vehicle.
- **Expansive Block:** Set on a generous 1102m<sup>2</sup> block, there's plenty of room for outdoor activities, potential extensions, or even a garden oasis.

Don't miss out on this rare opportunity to secure your slice of Goulburn paradise! Whether you're looking to invest, nest, or manifest your dream home, 119 Combermere Street offers the perfect foundation to turn your aspirations into reality. Contact Barry today on 0455 841 439 to arrange a viewing and discover the endless possibilities that await you at 119 Combermere Street, Goulburn! Auction Friday 15/03/24 unless sold prior.