

11b Voyager Avenue, Goulburn, NSW 2580

agent|2580

Duplex/Semi-detached For Sale

Thursday, 13 June 2024

11b Voyager Avenue, Goulburn, NSW 2580

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 168 m2

Type:

Duplex/Semi-detached



Julie Downs
0422438805

\$659,000

Experience modern living in this beautifully designed duplex, perfect for first-time homebuyers, investors, and retirees seeking comfort and convenience. Nestled within the sought-after Tillage estate, this residence epitomises style and practicality with two genuine living areas as well as a covered entertaining area providing plenty of options for entertaining and relaxing. The heart of this home is the open-plan kitchen, meals, and family room that seamlessly transitions through stacker doors to a spacious covered entertaining area, perfect for hosting friends or enjoying a peaceful afternoon. The kitchen is a chef's dream, with stone benchtops, island, 900mm oven, and plenty of storage. Boasting three generously sized bedrooms, the main comes complete with an ensuite and a walk-in wardrobe. The additional bedrooms feature built-in wardrobes. Comfort is guaranteed year-round with ducted, zoned heating and cooling, and 2600mm high ceilings throughout adding to the sense of space. The Tillage Estate is just 4.km to the heart of Goulburn CBD, and 1.5 km to the Mistful Park shopping centre (currently under construction) The estate was designed to provide residents with wide open spaces and places to play, offering an adventure playground, half basketball court and meandering pathways inviting you to take a stroll through the estate or the reserve to the Wollondilly river. With proximity to Goulburn's vibrant CBD, the forthcoming Mistful Park shopping centre, and recreational facilities, this duplex represents an exceptional lifestyle or investment opportunity.

FEATURES INCLUDE

- Torrens Title
- Covered porch
- Open plan combined Kitchen, Meals, Family room with stacker doors to covered Entertaining area
- Well equipped Kitchen with plenty of bench space, stone bench tops, sink with duel fuel freestanding 900mm electric oven with 5 ring gas cooktop. Plenty of storage boasting soft close cabinets and drawers plus pantry. Spacious fridge bay with tap.
- Separate Lounge room
- Main Bedroom with ensuite and walk-in robe
- Additional Bedrooms both have built-in robes
- Bathroom with floor to ceiling tiles, freestanding bath, vanity with storage, toilet and custom shower screen
- Ducted, zoned heating and cooling for all year comfort
- Instantaneous Gas hot water system
- Generous 2600mm ceilings throughout
- Sensor Alarm installed
- Single garage with remote control panel lift door and internal access
- Fully fenced and gated
- Landscaping to front, lawn to rear plus 5000L Water Tank plumbed to toilets and laundry
- Designed by Urban Simplicity architect. Built by Berrell Homes.

NEAREST AMENITIES- (according to whereis.com.au)- Upcoming shopping centre 1.5km- Mistful Park Childcare Centre 1.5km- K & G's Cafe- Lilac Childcare Centre 1.7km- Goulburn High School 2.7km- Goulburn Hospital 2.8km- Bradfordville Primary School 3.0km- Mulwaree Secondary School 3.2km- Goulburn Police Academy 3.2km- Bradfordville Medical Centre and shops 3.5km- Goulburn CBD 4km

To arrange a private inspection of this fantastic property. Contact: Julie 0422 438 805 Aaron 0422 438 804

Photographs were taken prior to tenancy. Property is being offered as Vacant Possession

Warning: Although offered in good faith, much of the information provided for this property has been provided to Agent 2580 by third parties. Any opinion or information provided by an agent, director or employee of Agent 2580 is of a general nature only, whose preparation does not take into account the individual circumstances, objectives, financial situation or needs of the person. You must make your own enquiries and consult with an independent financial and/or investment adviser before transacting on any property.

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