

# 2/4 Redman Circuit, Goulburn, NSW 2580



## House For Sale

Friday, 24 May 2024

2/4 Redman Circuit, Goulburn, NSW 2580

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 369 m2**

**Type: House**



Bella Greig

0248228711

**\$649 000**

\* Torrens title 3-bedroom duplex, nestled in the prestigious Belmore Estate, renowned for its blue-chip status. Conveniently close to K&G's Cafe, the serene Marsden Weir Walking Track, and child care centre, this property offers a lifestyle of convenience.\* Meticulously maintained interior, boasting a contemporary design and practical layout. Open plan living and dining area adjacent to the kitchen, equipped with modern appliances, facilitating effortless meal preparation. \* Both spare bedrooms have existing BIW's, optimizing storage space and functionality. The main features a luxurious walk-in robe and ensuite, providing a private sanctuary within the home.\* With an internal laundry, the property ensures convenience in daily chores, while its low-maintenance lifestyle affords you more time to enjoy the finer things.\* Stay comfortable all year-round with ducted gas heating and reverse cycle split system air conditioning, ensuring a cozy ambiance regardless of the season.\* Single-car lock-up garage, providing secure parking with the convenience of remote access and internal entry.\* Currently occupied by a fantastic tenant under a lease agreement until October 2024, this duplex offers an immediate investment opportunity. A rare opportunity to secure a stylish and conveniently located residence in the coveted Belmore Estate. Land Rates: \$1,395.38 pa Water Rates: \$1,009 pa + Usage All 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.