

3 Goulburn Street, Marulan, NSW 2579



Unit For Sale

Saturday, 11 May 2024

3 Goulburn Street, Marulan, NSW 2579

Bedrooms: 4

Bathrooms: 2

Area: 1011 m2

Type: Unit



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Price Guide \$735,000

This two-unit block is a fabulous investment opportunity in the heart of Marulan, securing an excellent return with both units currently tenanted. The double brick units offer a level open plan lifestyle with prime proximity to the shops, station and school. High points Unit 1 Offers two generous bedrooms with built in robes and added storage via the linen closet Both beds are serviced via the main full bathroom with separate toilet Spacious open plan living / dining flows directly off the neat kitchen with gas cooking and plenty of storage and bench space Laundry room is also sizable and has external access to your private clothes line Small wrap around verandah on two sides ensures extra living space to sit and soak up the sun and is accessed via the front door and sliding doors off the living with views over the front lawn and street scape Unit 2 Entry via the covered side verandah directly into living Offers two bedrooms both with built in robes plus there is additional storage via the linen closet and extra cabinetry in the oversized laundry which also offers external access Both bedrooms are serviced via the generous full bathroom which is tastefully tiled and also offers a separate toilet Living is open plan with dining directly off the kitchen, all of which flow to the enclosed sunroom overlooking the huge rear yard which is level, sun filled and fully fenced with garden shed at the rear Kitchen is well positioned with plenty of storage options and gas cooking facilities Long driveway to the rear unit and yard offers plenty of off-street parking for both units Endless options with multigenerational living a real possibility, long term rental option or with minimal renovations a conversion to a large family home in a prime local position Extras DP D/26410 Zoning E1 - Local Centre All town services Gas points for heating + 2 x gas storage hot water systems Double brick construction and colour bond roof Unit 1 rental return \$350 per week | Unit 2 rental return \$380 per week AS THE PROPERTY IS TENANTED PLEASE ALLOW 48 HOURS NOTICE FOR ALL INSPECTIONS