

**32 Ada Street, Goulburn, NSW 2580**



**House For Sale**

Thursday, 16 May 2024

**32 Ada Street, Goulburn, NSW 2580**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



Addison Gann

0456555458

## AUCTION - 7th June 2024

An exceptional chance to acquire a three-bedroom residence in the prime locale of Eastgrove. Situated on a spacious 1012 m<sup>2</sup> parcel of land boasting breathtaking views, this property presents an enticing opportunity to erect a granny flat or a sizable shed at the rear. Recently adorned with fresh paint, the home offers comfort with a gas heater and a reverse cycle split system, complemented by three separate toilets and a renovated bathroom. Each bedroom is appointed with built-in robes, while the front of the house boasts a generous lounge area and a sizable rumpus/sunroom, featuring a Woodfire slow combustion heater and electric shutters on select windows. The kitchen stands out with ample bench space and a picturesque backyard vista, complete with a Westinghouse 900 wide oven and cooktop. Additional amenities include a single garage underneath, perfect for conversion into a studio, and a spacious laundry also located beneath the house, alongside an extra toilet ideal for outdoor entertaining. The expansive backyard offers ample space for pets, children's play, and more. Conveniently situated within easy reach of the main thoroughfare and in close proximity to East Goulburn Public School, this property presents an attractive proposition for immediate occupancy or rental, requiring no further enhancements. • Features Include: • 3 bedrooms • Built in robes to bedrooms • 1012Sqm of land • Side access • Room for a Granny Flat / Shed. (S.T.C.A) • R/C air conditioning • Gas heating • Functional kitchen with 900mm oven • Continuous gas hot water • Under house storage, studio room, laundry and toilet • Amazing views For further details, reach out to Addison. 0456 555 458