

**33 George Street, Marulan, NSW 2579**



**Sold House**

Friday, 8 September 2023

33 George Street, Marulan, NSW 2579

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 935 m2**

**Type: House**



Debbie Carey



Brad Carey JP  
0432098019

## Contact agent

Introducing 33 George Street Marulan. Set in a convenient location in the main street of town on a generous 935m<sup>2</sup> block, presenting a fantastic opportunity to invest in the growing village and all it has to offer, making it the perfect place to raise a family or to invest. Comfortable 3 bedroom brick home with open plan kitchen & living areas. All bedrooms have built in robes and the home is cozy with gas heating & ceiling fans. Three way bathroom, separate toilet & attached lock up garage. Fenced rear yard with side access for the family & guests to enjoy all year round. Council Rates \$1,142.00 per year. Rental return \$480.00 - \$490.00 per week. Being under 3 minutes walk to schools, childcare, medical clinic and the town village centre makes this convenient location desirable for families of all ages and a sound investment. Marulan, the best of country village living in a growing township, feeling a million miles away from the city hustle and bustle, and offering speciality shops, butchery, cafes and a pub. The new Marulan Village Centre has an IGA and offers new retail / commercial outlet shops in the complex. Village services such as a post office, sporting grounds, community hall, parks and a public school. Police station, rural fire service, medical & vet clinics, pharmacy and primary schools. Excellent local services including train service to Sydney, Southern Highlands, Canberra & surrounding villages, School bus service to Goulburn & Southern Highlands Public, Catholic & Private secondary schools. Community transport services. Marulan township offers multiple dedicated community groups who are passionate about their village. The Marulan Region Chamber of Commerce & Progress Assoc., with the township being located just off the highway, offering an easy commute to Goulburn, Southern Highlands, Canberra or Sydney via the Hume Highway. There is always plenty to do in the Southern Tablelands & Highlands, which is made up of a number of towns and villages, each with its own unique character, charms and attractions. The regular markets held in the surrounding villages and towns offer real insight into the creative side of the region. There is good access to local forests and dams for recreational activities, such as bushwalking, boating and horse riding.