

34 Hovell Street, Goulburn, NSW 2580



House For Sale

Tuesday, 13 February 2024

34 Hovell Street, Goulburn, NSW 2580

Bedrooms: 3

Bathrooms: 1

Area: 904 m2

Type: House



Barry McEntee
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Bella Greig
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\$499 000

* Fantastic entry level property set on a brilliant 904m² block of land close to the Goulburn CBD* The home features 3 bedrooms, the main is an excellent size and is complete with built-in wardrobe * The remodelled bathroom is tiled right to the ceiling with a deep bath tub which is ideal for a relaxing soak at the end of the day* Upgraded kitchen with stone benchtop is light and bright and overlooks a delightful decked entertaining area * The large block provides plenty of options including room for a big shed or the potential to value add to the block with a second dwelling (subject to council approval)* There is currently side access with a concrete slab already in place – you could easily add a carport for undercover car accommodation * This property has a proven rental history and will no doubt grab the attention of astute investors – estimated weekly rental \$400-440* First home buyers can move straight in with nothing to do and benefit from the excellent land size and location over time.Land Rates: \$1,498.80 paWater Rates: \$1,009 pa + usageRental Appraisal: \$400 - \$440 pw approxAll 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.