

39 & 1/39 Montague Street, Goulburn, NSW 2580



House For Sale

Wednesday, 3 January 2024

39 & 1/39 Montague Street, Goulburn, NSW 2580

Bedrooms: 5

Bathrooms: 2

Area: 1144 m2

Type: House



Brody Willis

0248228711

\$945 000

* A unique mix of character, flexibility and a location that is second to none all combine to create a truly special package so rarely available. Just minutes' walk to the CBD and set behind the picturesque St Saviours Cathedral, the 4 bedroom stone and brick cottage along with a self-contained 1 bedroom studio is set on over 1100m²* With 4 large bedrooms, 2 living spaces and a centrally located family bathroom, the main house is full of character features with polished floor boards, high ceilings and ornate timberwork. The master bedroom is north facing and has an abundance of natural light and views over the garden* A private deck is the perfect spot for the morning coffee and entertaining in the evening with views over the CBD* A vast amount of under house storage, and flexibility to extend the laundry into another self-contained unit as it has a separate entry (STCA) Otherwise it has the flexibility to be a 5th bedroom, a fantastic teen retreat, home office or man cave in its current configuration* The self-contained studio is truly something to behold as the bedroom has extensive views over the Goulburn township whilst the living space has vaulted ceilings giving a real sense of space. The kitchen and bathroom are modern and it offers the perfect opportunity for extra income as it has previously been a short stay accommodation residence. It could be an office space, rental opportunity or simply a great spot for guests to stay the night. The studio is available as fully furnished to the right buyer* Plenty of onsite water storage as well as side access for off street parking. Heating and cooling with cosy wood fire for the cooler months, RC Air conditioner and flued gas heater* A property that needs to be inspected to be fully appreciated as the opportunity to buy a character home in a location like this are just simply few and far between. Value for money with the drawcard of extra income via the Studio. Rates - \$2,381.81 pa Water - \$1,827 pa + usage Rent - Main house \$480 - \$500 per week approx. Studio \$300 per week approx. 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.