

# 40 George Street, Goulburn, NSW 2580



## House For Sale

Saturday, 10 February 2024

40 George Street, Goulburn, NSW 2580

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 515 m2**

**Type: House**



Matthew Skillman

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**\$530,000**

Welcome to 40 George Street, Goulburn! This charming centrally located cottage is now available for sale and all just a short level walk to Goulburn's CBD. This well constructed double brick home is waiting for its new owner with well-proportioned living area providing a cozy atmosphere with its wood fire and gas heating options. With three bedrooms, two of which have built-in wardrobes, there is plenty of space and storage on offer and a covered outdoor area is perfect for simply enjoying some fresh air. One of the standout features of this property is the oversized and powered double garage, providing ample space for parking and storage all on a easy manageable 515.7m<sup>2</sup> level block of land. The fully fenced yard ensures privacy and security for you and your loved ones. First Home Buyers will find this property particularly attractive due to its affordable price range and potential for future growth with some easy cosmetic upgrades. Investors will also see great potential in this property. Goulburn has experienced steady population growth over recent years, making it an ideal location for investment. With its central position and desirable features such as built-in wardrobes and a fireplace, this house would be highly sought after by tenants. Don't miss out on this fantastic opportunity to own a centrally located cottage with all these wonderful features! Contact us today to arrange an inspection or find out more information about 40 George Street in Goulburn.