

**42 Joshua Street, Goulburn, NSW 2580**



**Sold House**

Wednesday, 6 December 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Brett Storrier  
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## Contact agent

Two big bedrooms, two spacious living areas, a great block and loads of potential! A double brick character home, with clad extension, in need of a little TLC, but, there's great bones to work with here. Both bedrooms are of excellent proportions, and one has a generous built-in robe. Large, separate lounge room with flued gas heating at the front of the home, and a rumpus room at the rear. Kitchen, central to the rumpus and a separate dining room, features a large gas stove and rangehood. Dining also has gas heating. Bathroom with shower over bath, plus toilet is in need of updating. Kitchen could also do with a revamp. Modernised internal laundry, with second shower, gives the option of safe, easy bathing, without the need to step over the bath. Relax on the enclosed front verandah, or undercover rear patio. A good size block of approximately 714.4sqm, with side access to an older carport and single garage in the backyard. There's room to extend and update to bigger and better shedding. 13.51m frontage, and approximately 2m wide access beside the house. In a very handy location, just 600 metres from the Wollondilly River Walking Track, 2 mins drive to Hungry Jacks in the CBD, and just 4 mins drive to the Goulburn Health Hub. Other facilities nearby, include\*: Goulburn Tennis Courts: 600m (8 min walk) Goulburn Base Hospital: 2.3km (4 min drive) Tully Park Golf Club: 1km (2 min drive) Gordon Hotel: 600m (8 min walk) Goulburn North Public School: 850m (2 mins drive) Mulwaree High: 2.5km (4 mins drive)\* source: google maps

If you are experiencing cold, flu or Covid-19 symptoms, we kindly request you do not attend inspections in person. We can accommodate a video walk through, or video call inspection in those circumstances. We make no representation or warranty to the accuracy, reliability or completeness of the information relating to the property. Parties should rely on their own assessment and/or professional advice. All boundary markings indicative only.