

45 Coromandel Street, Goulburn, NSW 2580



House For Sale

Thursday, 14 December 2023

45 Coromandel Street, Goulburn, NSW 2580

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Barry McEntee
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Bella Greig
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\$1 050 000

* This property has an abundance of space both inside and out. The home is extremely well constructed and has a flexible floorplan, set on just over half an acre (2023m²) in a quiet, tree-lined street.* There are 4 very spacious bedrooms with built-in wardrobes & cabinetry – the main enjoys a large walk-in robe plus a stunning ensuite. Both bathrooms have been renovated to a high standard and the free standing Bateau bath is gorgeous. * The modern kitchen is the hub of the home and takes full advantage of the north east aspect with plenty of natural light, it overlooks the open plan dining and casual living space with high, vaulted ceilings. * You can step straight out to the decked entertaining area which is perfectly orientated for both shady summer barbeques in the coming months and brilliant winter sun when you need it most. * The adaptable floorplan has 3 separate living spaces that can accommodate large families on a day to day basis however it is easy to close sections if required – ideal for empty nesters who need the space when the clan arrives. Plenty of options for anybody working from home including the study and original formal lounge and dining rooms.* The downstairs rumpus is great for entertaining however it sets up well for in-laws or teenagers with a bedroom and 3rd toilet right nearby * Lock-up garage with internal access to the home plus a sperate double garage and workshop, perfect for a tradie with plenty of scope to add additional sheds. * Loads of extras including ducted reverse cycle air conditioning, solar, electric roller shutters & fantastic storage. * The parklike rear yard is a wonderful space for children and pets with the option of adding another dwelling and possible subdivision options – subject to council approval.* Brilliantly located in the popular West Goulburn precinct, easy walking distance to multiple schools, Victoria Park and the Aquatic Centre plus easy access to the highway for Canberra commuters. * This property really does offer something for everyone. Land Rates: \$1,775.00 pa Water Rates: \$1,009 pa + Usage 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.