

480 Auburn Street, Goulburn, NSW 2580



Sold House

Tuesday, 5 September 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 708 m2

Type: House



Matthew Skillman

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\$750,000

Located in the highly sought-after area of northern Auburn Street. This desirable property is perfectly situated just a short, level walk to the CBD and boasts magnificent trees that form a stunning leafy canopy along this section of street. This immaculately presented Californian Bungalow offers you original period features including fabulous high ornate ceilings, combined with modern, contemporary style and gives you a sense of warmth and character. Boasting a generous 708m² of well-fenced level land and displays extremely attractive leafy, landscaped gardens from front to back. Together with majestic surrounding trees and tall conifers, you can enjoy complete entertaining privacy and a relaxed ambient atmosphere. The back garden features an orange, lemon, apricot, apple and peach trees! A pop-up lawn and garden sprinkler system, plus two large water tanks can keep your garden looking spectacular all year round! A large, powered 2 car workshop/garage, plus an extra-height two car carport to house a tall caravan if required. The concrete driveway features a tall remote-controlled electric gate that provides easy access to your back yard, privacy and safety. The home, originally constructed in 1925 of double brick with iron roof, had a full roof restoration completed only 5 years ago and is double insulated. The new custom-designed entrance door opens up to a large sunroom/office area, then leads through an original glass double door to a well-proportioned lounge room complete with two split system AC's installed in each living area, a fully-ducted gas central heating system throughout the home will keep you warm and cosy during the winter. The lounge leads to a hallway giving access to the two large light filled bedrooms, one with another split system AC and both with oversized built-in wardrobes. Main bathroom is fully renovated with fresh wall tiling up to the roof, shower/bath and storage cabinet and vanity. From the lounge, you enter an open plan kitchen & dining, then a beautiful second living room at the rear with impressive, full-length, double sliding doors that showcase a fabulous indoor/outdoor entertaining area complete with ceiling fans, wall-mounted TV, ceramic heating and a BBQ gas bayonet outlet. The recently renovated, sleek gloss white kitchen has 'handle-less' doors and 40mm stone bench tops. It features glass splash backs complete with walk-in pantry, water filter tap and integrated dishwasher. The dining/kitchen also gives you access to the large third bedroom. The modern laundry room offers a walk-in second shower and separate second toilet. A recently installed central heating unit (2019) and an instantaneous gas hot water system has your appliances well covered. With quality carpet and floating floor and fresh white colour scheme, this immaculately presented property in a leafy central location will appeal to a broad range of buyers and will not last long! For more information or to arrange a private inspection of this well positioned and tastefully renovated home contact Matt Skillman at Graeme Welsh Real Estate today! General rates - \$1,619.76 per year Water Rates - \$984 per year plus usage