

**54B Sloane Street, Goulburn, NSW 2580**

THE AGENCY

**Sold House**

Friday, 6 October 2023

54B Sloane Street, Goulburn, NSW 2580

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 676 m<sup>2</sup>**

**Type: House**



Jacinta Elliott

**\$455,000**

This house is presented for sale for the first time in approximately 41 years. With an affordable price tag and so much potential, this pocket rocket will be snapped up very quickly! The 3 bedroom home presents an unmissable opportunity for first home buyers or investors to make their mark on an original and affordable property. With this price tag, this home is an unmissable opportunity. The home presents as open plan living to provide full family engagement. The front verandah is a great place to stand and take in the country views across the Mulwarree River, Landsdowne Bridge and Eastgrove. The home has an original kitchen which is ready for you to put your mark on it; make it your own. The home has polished floorboards in all bedrooms with carpet in living room and hallway. Outside, you can drive through to your new backyard to a carport with an attached toolshed/workshop. There are two garden sheds for additional storage. The yard comprises of a large, concreted area which is great for outdoor activities as well as a large, grassed area where you can create the garden of your dreams. The land is a large elevated 676sqm block with two accesses; one from Sloane Street and the second is full rear access via a laneway. There is plenty of space to extend (STCA). This home is just a short distance from Goulburn's shopping precinct, with public transport and local schools all within easy reach. The home is being sold as-is with the following:- First time offered for sale in approximately 41 years- Original condition, renovate now or later- Three bedrooms – polished floorboards- Original kitchen, bathroom and laundry- Living area with reverse cycle air conditioning – country views- Block and home offers renovation potential- Access to carport and garden sheds Keen sellers who are slightly negotiable on price. For more information contact Jacinta Elliott 0408 588 378. Disclaimer: While we make every effort to ensure that the information we provide you with is correct and up-to-date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.