

**56 Rous Road, Goonellabah, NSW 2480**



**House For Sale**

Saturday, 25 November 2023

56 Rous Road, Goonellabah, NSW 2480

**Bedrooms: 3**

**Bathrooms: 2**

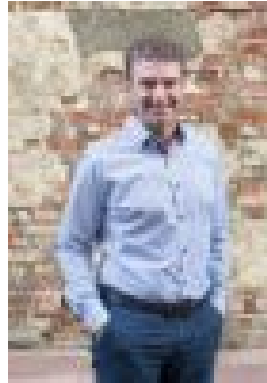
**Parkings: 2**

**Area: 1043 m2**

**Type: House**



Michelle Mitchell  
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Terry Wallace  
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## By Negotiation

Hey there, first-home buyers and tradies, get on this one! Are you ready to take the leap and finally buy your first home? Well, we've got a gem of a property that's just perfect for a growing family or tradie. It's a two-story property with loads of shedding nestled in the heart of Goonellabah. This house is not just a house, it's a home. With 3 bedrooms, there's plenty of room for the kids, the dog, and even that home office you've been dreaming about. And with 2 bathrooms, you won't have to worry about the morning rush before school and work. But wait, there's more! This property also boasts a double garage, a 12m x 6m shed plus adjoining shedding so there's plenty of space for your cars, bikes, or even that boat you've been eyeing. And let's talk about the land. With a whopping 1,043.00 sqm, there's plenty of space for backyard cricket, a veggie garden, or just relaxing around the inground pool (imagine the summer BBQs!). This property is more than just a house, it's a place where memories are made, it's Sunday morning pancakes in the kitchen, it's movie nights in the living room, it's Easter egg hunts in the backyard. So, what are you waiting for? Come and take a look... Features- Short distance to Goonellabah shopping village - 3 bedrooms plus 2 rooms under and 2nd bathroom- Split system air conditioning - Fully fenced backyard - Mature lawns and gardens- Easy care 1043 m2 block- Covered front deck - Rear deck overlooking pool - 12 m x 6m shed with lights and power plus auxiliary shedding Rates: Approximately \$2650 per year Water Access: Approximately \$85 per quarter + usage. This 2-story home is exceptionally convenient to local shops being 1 km to Goonellabah Shopping Village, Lismore CBD 3.5 km. Jubilee Ave, Goonellabah is located just 33 km to Ballina Airport and beaches, and 111 km to Gold Coast Airport. Call Michelle on 0423 322 873 or email at [mmitchell.lismore@ljhooker.com.au](mailto:mmitchell.lismore@ljhooker.com.au) for private viewing.