

6 Princess Street, Goulburn, NSW 2580



House For Sale

Monday, 27 November 2023

6 Princess Street, Goulburn, NSW 2580

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 2478 m2

Type: House



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Awaiting Price Guide

While large-scale subdivisions are not plentiful, an exceptional opportunity awaits you. This expansive property spans 2478sqm with an impressive 54.5m frontage, presenting the ideal canvas for a lucrative venture. Council approval is in place for a six lot subdivision and three duplexes, offering a seamless path to multiple income streams or the option to sell each lot independently. Key features of the site include:

- Council-approved plans for 3 whole duplexes, each on approximately 410sqm
- Thoughtfully designed dwellings with four bedrooms, three bathrooms, a single garage, open-plan living, and a private backyard
- A six lot subdivision, all titled under Torrens
- Varied lot sizes ranging from 352sqm to 524sqm
- Serenely positioned in a tranquil street in Goulburn

The existing house on the property boasts:

- Three bedrooms with built-in wardrobes and two bathrooms
- Central gas heating, flued gas heating, and a reverse cycle air conditioner
- Well-equipped kitchen with gas cooking and a dishwasher
- Single lock-up garage
- Three spacious living rooms plus a separate dining area
- Rental appraisal ranging from \$480 per week for the existing dwelling

For further details or to schedule a private viewing, please don't hesitate to contact Justin Gay on 0429 795 557 or Stephanie Wegner on 0413 807 048.