

8 John Street, Goulburn, NSW 2580



Sold House

Wednesday, 27 March 2024

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Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 474 m2

Type: House



Brett Storrier

0408483551

\$465,000

This charming 2 bedroom semi-detached home, located in a central location, is loaded with potential! You can add value by renovating, extending, and even adding an extra dwelling on land to the left of the house (STCA). Initial talks with council are positive in this regard. Easements are located in the back lane. Home is perfectly livable as is, having had the one quality tenant reside there for the last 10 years. It is now offered with vacant possession.* 2 good size bedrooms, both with built-ins; generous lounge with flued gas heater, slow combustion stove, and lovely brick feature wall.* High ceilings, picture rails and wide skirting boards are other great features of a bygone era.* Modernised kitchen with combination oven, rangehood and dishwasher.* Dining area with skylights off the kitchen* Combined bathroom and laundry, with shower over bath and toilet, with a convenient second toilet separate. * Manageable block of approximately 474sqm, with rear lane access to not one, but two, separate lock up garages!* Small lean-to/ chook shed. This cute cottage would make an attractive home for a first homebuyer or someone downsizing. With a strong rental history, the property would also be a great investment. Current appraisal: \$350 - \$375 per week. Close to good schools and transport, on the edge of the CBD, this is an ideal location, with or without a vehicle. Times and Distances by Car (source google maps):-Adventure Playground: 300m (1 min); -Goulburn Aquatic & Fitness Centre: 700m (1 min); -Base Hospital: 750m (1 min); -Goulburn High: 1.2km (2 mins); -Wollondilly School: 1.7km (3 mins); Belmore Park: 1.3km (3mins); -Woolworths: 1.2km (4 mins); -Coles: 1.5km (4 mins)- Railway Station: 1.4km (4 mins) If you are experiencing cold, flu or Covid-19 symptoms, we kindly request you do not attend inspections in person. We can accommodate a video walk through, or video call inspection in those circumstances. We make no representation or warranty to the accuracy, reliability or completeness of the information relating to the property. Parties should rely on their own assessment and/or professional advice. All boundary markings indicative only