

**9 Prell Street, Goulburn, NSW 2580**



**House For Sale**

Friday, 1 December 2023

9 Prell Street, Goulburn, NSW 2580

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 696 m2**

**Type: House**



Barry McEntee

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**\$635 000**

\* Charming full brick Bungalow style home located in a quiet cul-de-sac, literally a stone's throw from the Goulburn Base Hospital \* The flexible floorplan can offer up to 4 bedrooms however the current format provides for 3 and a study \* Nice character features including high ceilings plus ample living space with a separate lounge, sunroom and a really good sized dining room\* The 695m2 block is level and has the benefit of a wide frontage to Prell Street which offers plenty of side access to a carport and brick garage. There is a rear lane which provides access to a large garage and workshop\* The rear yard is free from easements and main services so there is an opportunity to build additional sheds and it currently offers a nice, secure yard for pets and children\* A brilliant location, so close to the CBD and Victoria Park precinct which includes the fantastic aquatic centre. Just a couple of hundred metres to Goulburn High School and a selection of primary schools are within easy walking distance \* This property provides plenty of scope to add your personal touches and enjoy the character features from a bygone era