

**95 Clinton Street, Goulburn, NSW 2580**

**House For Sale**

Friday, 3 May 2024

95 Clinton Street, Goulburn, NSW 2580

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 538 m2**

**Type: House**



Tom Antony  
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**\$475000**

Solid Double Brick!!!Being a former shop front and and old gym in a previous lifetime, now is the perfect time to get your teeth into this solid home.Features:- Double brick construction- Large and generous open plan living area- With Gas Heating and R/C Cooling- Direct kitchen access overlooking the backyard- Generous dbl vanity basins, plus a separate shower & bath- Direct access onto the rear verandas - Private wing to the right of the main living/old shop front- Which includes 3 extra large bedrooms all with BIR's- Decorative fireplaces and skirting boards- Plus an additional second living area with a grand brick fireplace- Plus a front veranda for a separate outdoor space- Rear laneway and garage to the rear of the home- Plus plenty of off street parking being located at the corner of Faithfull St and Clinton St- So a fabulous opportunity for exposure or even a dual living set up- A little TLC is needed, but at this price, you have the options to value addSo if you are looking for the perfect location for a home office/business then look no further...Pick up the Phone for your Private Viewing!!!Disclaimer: "All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries"\*Subject to Council Approval