

**9 Citizen Street, Goulburn, NSW, 2580**

*Angella*  
**STORRIER REAL ESTATE**

**Block Of Units For Sale**

Saturday, 14 September 2024

9 Citizen Street, Goulburn, NSW, 2580

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 4**

**Type: Block Of Units**



Angella Storrier  
0248219842

**Block of Four Units in One Title, No Strata.**

Solid 2-storey brick unit block in two wings with central staircase.

Fully leased, retuning 6% with good potential to improve.

Each unit consists of two good size bedrooms, open plan living and kitchen.

Bathrooms with shower , vanity and w.c. Separate laundries.

Kitchens have convenient U-shape design with ample cupboards and bench space, electric stoves and rangehoods.

Vented Gas heating, dedicated carport each plus a visitor carpark and good street side parking.

Excellent location, with an easy walk to the CBD's shops, restaurants and other services.

Block size 833.9m<sup>2</sup>

Council rates: \$3,418.18 per annum

Viewing by appointment only

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.