

27 Bonnett Drive, Goulburn, NSW 2580



House For Sale

Wednesday, 26 June 2024

27 Bonnett Drive, Goulburn, NSW 2580

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: House



Peter Reardon
0413263666

Expressions of Interest

*** SUBSTANTIAL HOME & SHEDDING ON 5 ACRES* POTENTIAL TO SUBDIVIDE INTO 8 LOTS (STCA*)* MINUTES TO THE CITY CENTRE & HUME HIGHWAY**Set on just over 2 Hectares or 20,500sqm, this substantial family home with additional shedding is in an expanding growth area, offering semi-rural living on the edge of Goulburn's city limit. Bonnett Drive is part of a small fringe estate which has undergone re-zoning to allow for 2,000 square metre residential sites. The location is position perfect, being within walking distance to 'Bunnings', 'The Big Merino', 'Trappers Bakery' and 'McDonalds'. It is also ideally positioned for access onto the Hume Hwy and the commute to either Sydney or Canberra. In addition, local schools and shops and all major facilities and infrastructure that you would expect in a regional city are available within Goulburn. The subdivision potential of 27 Bonnett Drive is ideal for either Investors or Owner Occupiers. It could become part of your own self-managed super fund or even a stepping stone to allow your children a future opportunity into the housing market. Either way, 27 Bonnett Drive offers the opportunity for investors and home occupiers now or as a landbank asset into the future. The large modern family home encapsulates beautiful light from its northern aspect and has high ceilings, new carpets and paint. The home is impressive from the minute you step inside. A wide hall entry leads to a formal lounge room complete with a combustion wood fire and separate office. These areas flow onto a large open plan living, dining and kitchen space with a 5th bedroom or rumpus room and access to the rear patio and pergola areas. The modern kitchen has quality appointments, including stainless steel appliances and its open plan layout is perfect for entertaining, with ease of access to the dining and outdoor entertaining areas. The main bedroom wing of the home has been well designed and incorporates 4 oversize bedrooms, a 3-way main bathroom along with a large ensuite and walk in robe to the master bedroom. In addition, there is a spacious laundry and 2 car garage with internal access and remote door. All four bedrooms are generously proportioned, and all have built-in wardrobes except the master suite, which offers a walk-in robe and an ensuite. The home is kept comfortable all year round by reverse-cycle ducted air-conditioning and supported by the wood-burning fireplace in the cooler months. The low maintenance yard areas allow for plentiful area for children to play and is perfect for the horse enthusiast or a variety of other hobby farm animals. A barn-style shed offers additional storage and the ultimate man-cave with a large mezzanine area. Goulburn is part of one of NSW fastest growing regions. This unique investment opportunity is one not to be missed! 27 Bonnett Drive, Goulburn is being offered for genuine sale by way of Expressions of Interest, closing 5pm AEST, Friday 26th July 2024. Please contact Peter Reardon for further details and to arrange your inspection on 0413 263 666.*Subject to Council Consent