

**32 Wollondilly Avenue, Goulburn, NSW 2580**



**House For Sale**

Monday, 1 July 2024

32 Wollondilly Avenue, Goulburn, NSW 2580

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 2022 m2**

**Type: House**



Dale Cummins

## **Auction 2nd August 2024**

**\*\*Prime Development Opportunity in Sought-After Location\*\*** Welcome to your next investment! This charming three-bedroom brick veneer home is nestled on a sprawling 2,000 square metre block, offering exceptional potential for future subdivision. This property presents a unique opportunity for developers and investors to capitalise on the growing demand for quality housing. Property Features: -Three Spacious Bedrooms: Each room is well-appointed and filled with natural light, providing comfortable living spaces for families or tenants. -Brick Veneer Construction: Durable and low-maintenance, ensuring long-term value and appeal. -Expansive 2,011 sqm Block offering ample space for future development, including potential subdivision (subject to council approval). --Versatile Investment: Ideal for developers looking to create multiple dwellings or investors seeking a property with strong capital growth prospects. Location Highlights: Close proximity to local schools, shopping centres and walking track Easy access to public transport and major highways, making commuting a breeze. A thriving community with a mix of established and new homes, ensuring strong demand for future developments. Don't miss this rare opportunity to secure a property with immense potential. Whether you're a seasoned developer or an astute investor, this is your chance to make a strategic acquisition of a infill development site . Act now to capitalise on this prime piece of real estate and reap the rewards for years to come. Contact us today to arrange a viewing and discover the possibilities that await at this exceptional property! Inspection by Appointment