

**36 William Street, Goulburn, NSW 2580**



**House For Sale**

Friday, 5 January 2024

36 William Street, Goulburn, NSW 2580

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 569 m2**

**Type: House**



Bella Greig

0248228711

**\$529 000**

\* This unique family home offers 4 bedrooms, and a versatile living space for your family's needs, providing the perfect canvas for your lifestyle.\* A practical kitchen equipped with modern amenities, including a convenient dishwasher and a brand-new oven, saving owner occupiers and investors money in the long run.\* Climate control is covered all year round with a wood fire and a split system air conditioner for both those cooler and warmer months.\* A great-sized backyard, offering plenty of space for activities, pets and gardeners. \* Convenient car parking space with both a carport and a garage, ensuring protection and security for your vehicles.\* Situated in a great location, the home is in close proximity to local schools, making it an ideal setting for families with children. Enjoy the convenience of a short commute to facilities close by such as the Aquatic Centre, Goulburn Base Hospital, Goulburn CBD and the ever so popular Wollondilly Walking Track. \* This property offers a perfect balance of comfort, convenience, and the potential to make it uniquely yours. Land Rates: \$1,445.33 pa Water Rates: \$1,009 pa + usage Rental Appraisal: \$430-\$460 pw approx All of our properties are available for private inspection at a time that suits you. You don't have to wait for a scheduled open house - please contact us to discuss a suitable inspection time.