



Large 5-Bedroom Home with Dual
Ensuites on 1237m² - Packed with
Potential



5



3



2

56 Green Valley Road, Goulburn

\$800,000

Set on an expansive 1237m² block, this spacious 5-bedroom home presents a rare opportunity for those looking to renovate, add value, or invest in a high-potential property. Offering multiple living areas, dual ensuites, and a flexible layout, this home is perfect for families seeking space and a project, or investors looking for strong returns and future capital growth.

The home features five generously sized bedrooms, each with built-in wardrobes. Two of the bedrooms enjoy their own private ensuites – ideal for extended families, teenagers, or potential dual occupancy arrangements. A centrally located main bathroom includes a separate bath and shower, making the layout functional for larger households.

An open-plan kitchen with gas cooktop sits at the heart of the home and connects seamlessly to the dining and living spaces. Two separate living areas offer a flexible floorplan that can be tailored to suit a variety of lifestyle needs. While the home requires significant work throughout, its generous proportions, solid structure, and thoughtful layout provide an excellent canvas for transformation.

The large block offers enormous potential, whether it be for landscaping, entertaining, or future extensions (STCA). A double lock-up garage adds to the practicality of the home, and the existing layout provides a great foundation for creative renovators or developers.

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| Property ID: | L19678179 |
| Property Type: | House |
| Building / Floor Area: | 205 |
| Garages: | 2 |
| Land Area: | 1237.0 sqm |

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Currently tenanted on a month-to-month lease at \$630 per week, the property offers income from day one, with the option to update and improve over time.

Main Features:

- 5 generously sized bedrooms, all with built-in wardrobes
- Two bedrooms with private ensuites
- Main bathroom with separate bath and shower
- Open plan kitchen with gas cooktop
- Two separate living areas offering flexible use
- Double lock-up garage with internal access
- Large 1237m² block – ideal for future landscaping or improvements
- Currently tenanted at \$630 per week on a month-to-month lease
- Excellent renovation potential for families or investors
- Pest and Building Report available on request

If you're an investor seeking a property with strong rental demand and room to add value, or a family looking for a renovation project on a generous block – this is the one. Bring your vision and unlock the full potential of this hidden gem.

Contact us today to arrange an inspection and explore what's possible.