



Sustainable living meets 1960s charm



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## 8 Evans Street, Goulburn

Sold for \$525,000 (Nov 21, 2024)

Located in the sought after West Goulburn area, this 3 bedroom, 4 garage home is a wonderful opportunity. Combining original 1960s features with modern, sustainable upgrades, this property is the perfect combination of modern convenience and bygone beauty.

Stepping in from the enclosed entryway, the house immediately opens into a spacious living room. The true heart of the home, this tranquil space boasts elegant tall ceilings with a slow combustion wood fire that's ideal for cosy winter nights. Ducted air conditioning throughout the house ensures you'll stay comfortable year-round, while solar panels installed in November 2023 ease the burden on your energy bills and reduce your environmental footprint.

The rear ramp to the backyard gives easy access to a BBQ area, water tank and garden shed, with a fenced off pet enclosure at the rear of the yard. A double carport sits adjacent to a double tandem garage, providing cover for up to 4 vehicles. This 12 x 3.3m shed is the perfect workshop or storage room, equipped with an electric roller door, overhead lights, and upgraded 15amp power suitable for charging electric vehicles.

Additional features include:

<b>Property ID:</b>	L27317098
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	98
<b>Garages:</b>	2
<b>Carports:</b>	2
<b>Land Area:</b>	689.0 sqm

**Peta Beadman**

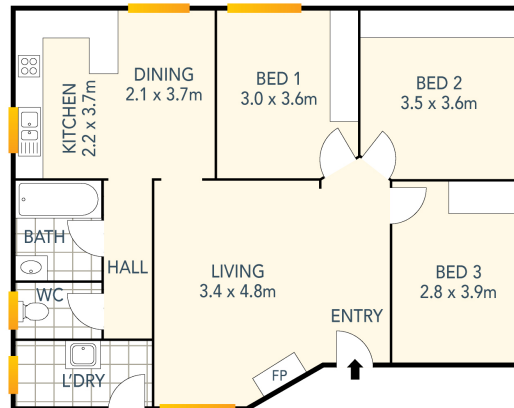
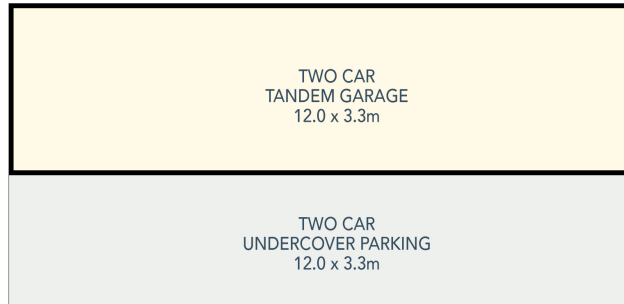
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- Built in wardrobes in all three bedrooms
- Carpeted bedrooms with timber look flooring in living room and kitchen
- Fully equipped kitchen complete with chef gas cooktop, electric oven, and Euromaid dishwasher
- New bathroom vanity with backlit mirror, instant gas hot water, + original 1960s bath and separate toilet
- Large, versatile laundry with backyard access

This delightful property is within easy distance of everything that Goulburn has to offer. Local primary and high schools, the TAFE campus, Goulburn Aquatic and Leisure Centre and Victoria Park, home to Goulburn's rose gardens, skate park, and adventure playground, are all a short 10-15-minute walk, while the centre of town is an easy 5-minute drive. With great amenities right at your fingertips, you'll love the quiet street and easy-going atmosphere of West Goulburn.

If you're looking for a house that truly feels like a home, this is the property for you. Contact Peta today to book an inspection.



DISCLAIMER: Plans are artist's impressions only and intended as an approximate guide. Plans may not be drawn to scale.

8 Evans Street, Goulburn, NSW 2580

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