

Raine&Horne®

DEVELOPERS, INVESTORS, OWNER OCCUPIERS

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194 Addison Street, Goulburn

\$629,000

Nestled on a large corner lot with dual street frontage, the property offers an astute buyer a pathway to construct either a Triplex, Duplex or Granny Flat (STCA). Located in prestigious West Goulburn, the bonus herein rests a renovated home that will generate immediate cashflow for the investor or sustain country style living for the owner occupier.

Features:

- New Kitchen with modern fixtures including SMEG oven cooktop
- New flooring throughout the home
- Solar system
- Updated bathroom and internal laundry
- Air-conditioner, gas heating and ceiling fans
- Freshly painted including new blinds
- Study nook

Property ID:	L32532519
Property Type:	House
Building / Floor Area:	109
Garages:	1
Open Parking:	2
Land Area:	975.0 sqm

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Rear outdoor entertainment area

Auto powered double garage and rear sheds for extra storage

Dual street frontage on a generous lot

Pathway to subdivide and develop (STCA)

Located in a sought-after precinct close to town, hospital, aquatic centre, TAFE and footsteps to surrounding schools including Trinity College across the road.