



Fantastic Investment & Yield!



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3 & 3a Madeleine Drive, Goulburn

Sold for \$899,000 (Oct 03, 2025)

Built in 2021, this dual occupancy property offers an excellent opportunity for investors or extended families seeking space and versatility. With both a spacious 4-bedroom home and a fully self-contained one bedroom granny flat, the property provides modern living, strong rental returns, and minimal upkeep.

Main Residence:

- 4 generous bedrooms, all with storage
- Master bedroom with ensuite
- Main bathroom with quality fittings
- Separate living and dedicated media room
- Open-plan kitchen and dining flowing to undercover pergola
- Double garage with internal access
- Low-maintenance yard, perfect for busy lifestyles

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|----------------|-----------|
| Property ID: | L36664606 |
| Property Type: | House |
| Garages: | 2 |
| Land Area: | 716.0 sqm |

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Granny Flat:

- 1 bedroom with built-in robe
- Combined bathroom and laundry
- Open living with modern kitchen
- Private yard and separate driveway/car space

Investment Highlights:

- Fantastic long-term tenants in place
- Main Home: \$538.40 per week
- Granny Flat: \$355.00 per week
- Combined rental income: \$893.40 per week

Quiet, well-presented location with strong appeal.

This is a ready-made investment with dual income potential and quality tenants already in place. Whether you're adding to your portfolio or looking for a flexible living arrangement, this one should be on your inspection list.