

**8 Prell Street, Goulburn, NSW, 2580**



**House For Sale**

Friday, 15 November 2024

8 Prell Street, Goulburn, NSW, 2580

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Addison Gann

0456555458

## **A SOLID HOME A GREAT STREET !**

### **LOCATION LOCATION LOCATION !!!**

Offered for the first time, this property has never been sold and has remained in the same family since built. It is now ready to welcome its new owner.

Ideally situated across from the hospital in a quiet cul-de-sac, this property presents an excellent opportunity to purchase a well-priced home in a highly desirable location.

The property features rear lane access, offering potential for a granny flat or the construction of a large shed. (subject to council approval)

This property, built circa the 1930s, boasts beautiful character features that are sure to be appreciated by its new owner.

#### **Features Include:**

- 2 bedroom double brick home
- Sun-room at the rear of the property
- Main bedroom features a bay window and is large in size
- Patterned ceilings, Picture rails and double hung windows
- Large 733sqm block
- Rear lane access plus side access
- Single garage
- Estimated rental return \$430 per week
- Close proximity to Schools, Hospital and CBD

This home boasts a solid, sturdy foundation and is ready for the new owner to put their personal touch on it.

For more information please contact Addison Gann on 0456 555 458