



**91 Grafton Street GOULBURN NSW**

Cute Character Cottage - Flat Block

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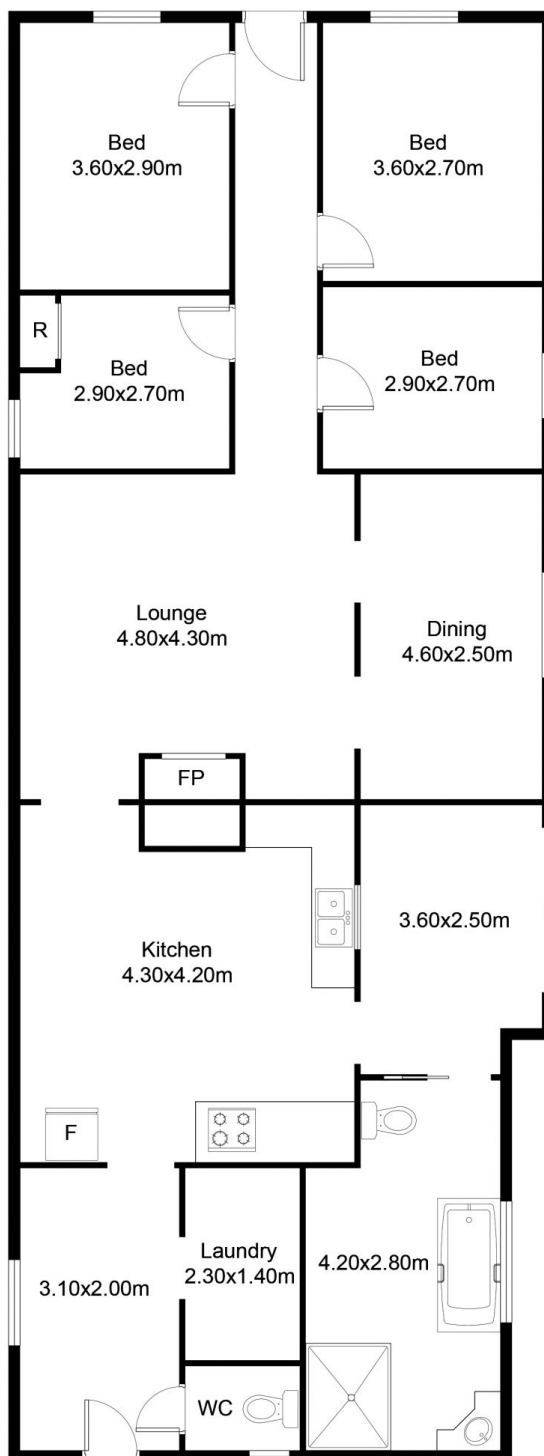
Build in the late 1800's and built to last!  
Delightful three bedroom plus study, double brick home.  
Very comfortable lounge room with a house warming slow combustion wood fire plus reverse cycle air conditioner.  
Good sized, sunny dining room and separate spacious kitchen with electric stove plus the original wood stove.  
Big bathroom with bath, shower, vanity and wc; second wc, a separate laundry and a mud room.  
North facing sunroom off the kitchen and a lovely covered deck at the rear with views of Rocky Hill.

Beaut flat 536 sqm block, with a securely fenced back yard, an oversize garage and a fenced off veggie patch and a rain water tank.

**Price** : \$ 450,000  
**Land Size** : 526 sqm  
**View** : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/7047861>



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## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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