



## 10 Cottonwood Avenue Goulburn NSW

Near-Level Block Over 2000m2 with Fantastic Views!

A rare opportunity to secure a gently sloping lot in the hugely popular Snowgums Estate off Clyde Street.

\* Elevated position with views of the Wollondilly River and surrounding countryside.

\* Approximately 2010m2, allowing plenty of room for the family, extra sheds or even a pool!

\* Underground power, town gas, sewer, water, NBN and telephone.

\* Minimum house size 200sqm.

\* Near the river, allowing easy access to fishing, swimming or kayaking.

\* Relax and enjoy the natural scenery and wildlife.

\* Within two kilometres of schools, childcare, the Base Hospital and TAFE.

**Price** : \$ 297,500

Land Size : 2010 sqm View : https://www

: https://www.angellastorrierrealestate.com.a u/sale/nsw/southern-tablelands/goulburn/res idential/land/7066113



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