



50 Gourock Avenue Goulburn NSW

Great Value,

Brand New, Stand-alone Home!

This affordable home could suit first homebuyers taking advantage of generous government incentives, retirees wanting to downsize, or investors maximising tax benefits!

* Solid brick veneer three bedroom home, all with built-in robes, and a two-way bathroom, which cleverly doubles as an en suite.

* Separate carpeted lounge room compliments the tiled family/ dining area open off the kitchen.

* Toilet is separate, as is the internal laundry and linen press.

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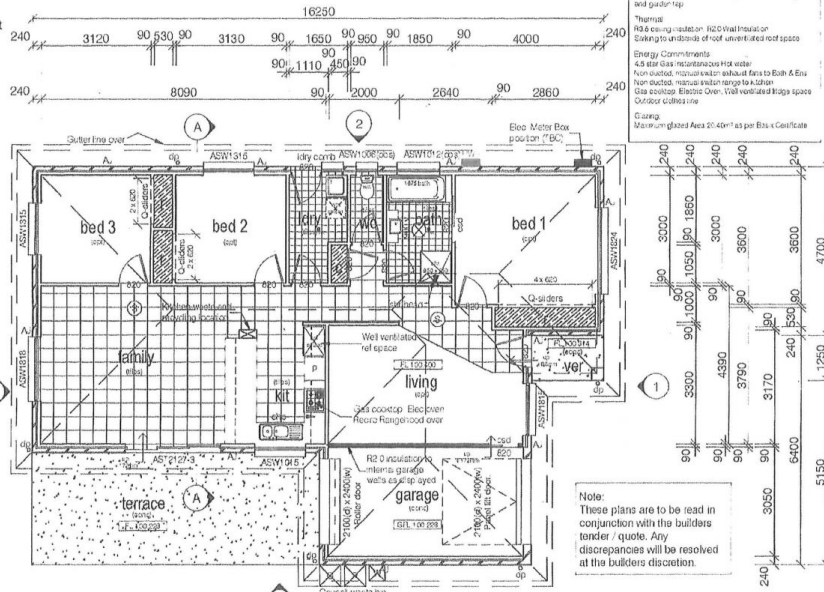
Price : \$ 411,000
Building Size : 16 sqm
Land Size : 432 sqm
View : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/7075837>



Brett Storrier
02 4821 9842

- ⊗ Extractor Fan ▶ Shower head
- Ⓟ Smoke Detector Ⓢ Downpipe (see location confirmed by builder in accordance with As/NZS 3000)
- Ⓢ Gas outlet Ⓜ Articulation Joint
- Ⓢ Floor Waste Ⓢ Tap

Residence colours shall comply with Medium wall & Medium roof colours.



WATER SERVICES
 Water Connections
 3 Star Shower Heads, 1.5 l/c, 7.8l/min
 4 Star to all 4 Star Taps to bath area, 4 l/c
 1000 l/c Rainwater tank Collecting 760 l of rainwater and as shown on storm water plan connect to sky lead and garden tap
 *Taps
 All ceiling water on R2.0 wall treatment
 Externals underside of roof unventilated roof space
Energy Commitments
 4.5 star Gas instantaneous hot water
 Non ducted, recirculate water without fans to Bath & Enu
 Non ducted, recirculate water range to kitchen
 One ecology Electric Oven, 1000 watt rated space
 Outdoor clothes line
Ceiling
 Minimum glazed Area 20.40m² as per EBC & Certificate

Residential Areas:

Living:	121.80m ²
Garage:	19.76m ²
Ver:	2.56m ²
Total:	144.12m ²
Terrace:	25.68m ²

BASIX Area:	
Conditioned:	103.76m ²
Unconditioned:	6.88m ²
Roof:	178.80m ²

floor plan
 scale 1:100