



**86 Coromandel Street GOULBURN NSW**

Neat Cottage in a Superb Location!

\* Goulburn's new Adventure Playground is just 550m away, with the pool, dog park, hospital, schools and shops within a 2 minute drive!

\* Two good sized bedrooms with built-ins.

\* Lounge and dining, one with cosy carpet and wood heating, opens to the other room with practical floating floors.

\* Sunroom with storage cupboard, leads to the rear deck and has potential for expansion (STCA).

\* Spacious, modern kitchen, with reverse cycle air and views to the rear deck.

\* Compact bathroom with shower and vanity; separate toilet with wash basin; internal laundry.

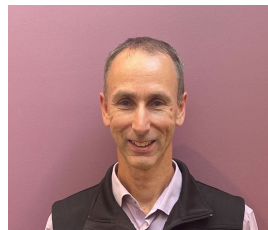
\* Sizeable backyard with garden shed, on a block of

2 1

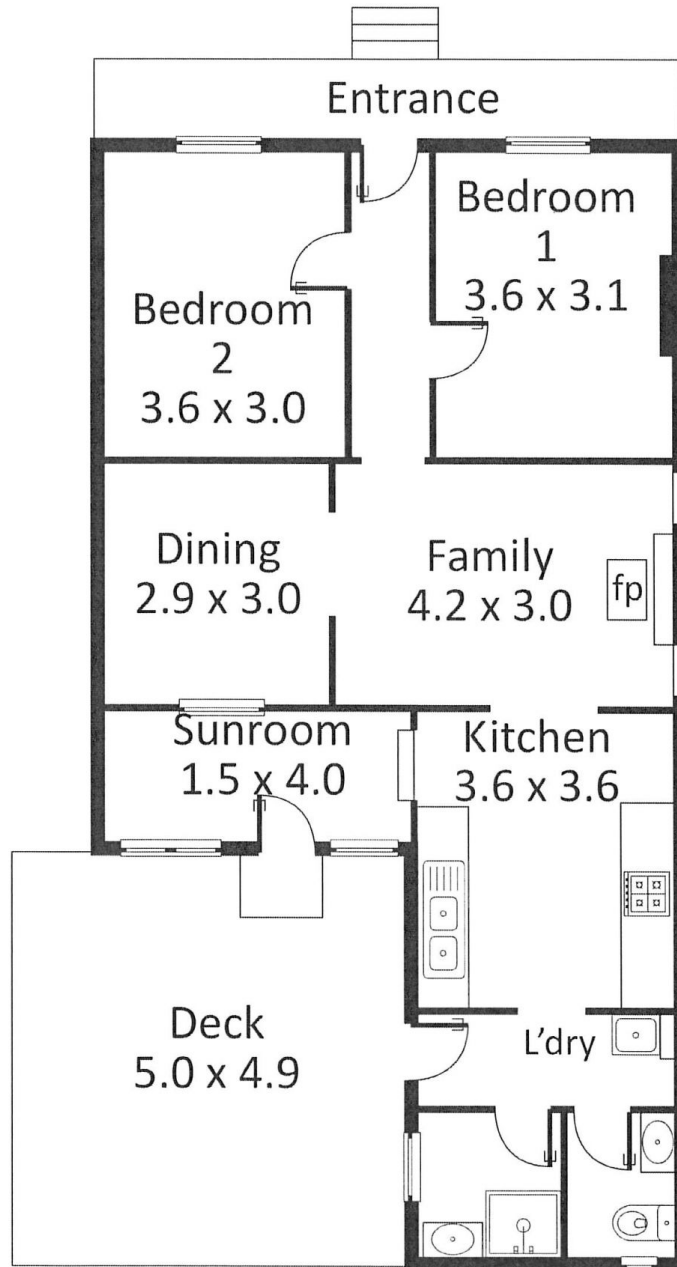
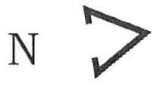
**Price** : \$ 305,000

**Land Size** : 658.2 sqm

**View** : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/7079252>



**Brett Storrier**  
02 4821 9842



## 86 Coromandel Street Goulburn - NSW

Please note this is a representation only and whilst every precaution is taken to ensure we provide accurate information we expressly deny responsibility for any omissions/errors contained herein.

© 2024 - Angella Storrier Real Estate

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary. All boundary markings indicative only