



**50 Citizen Street Goulburn NSW**

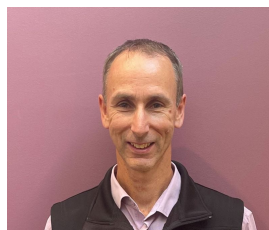
Central & Charming Home (or Business)

Double brick home near the town centre, with great street appeal and very little to do, zoned B4 Mixed Use, allowing potential for business use (STCA).

- \* Featuring high ceilings, wide skirting boards and picture rails.
- \* 3 good sized bedrooms, with ornamental fireplaces, a built-in cupboard and 2 wardrobes which stay.
- \* Lounge room with new gas log fire and polished timber floor.
- \* Lovely eat-in kitchen, modernised 12 months ago by respected locals, Josh Booth's Goulburn Kitchens, includes gas cooking, rangehood and pantry.
- \* Flexibility to use one bedroom as a living space, to allow for separate dining.

3 1

**Price** : \$ 355,000  
**Land Size** : 452.7 sqm  
**View** : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/7108838>



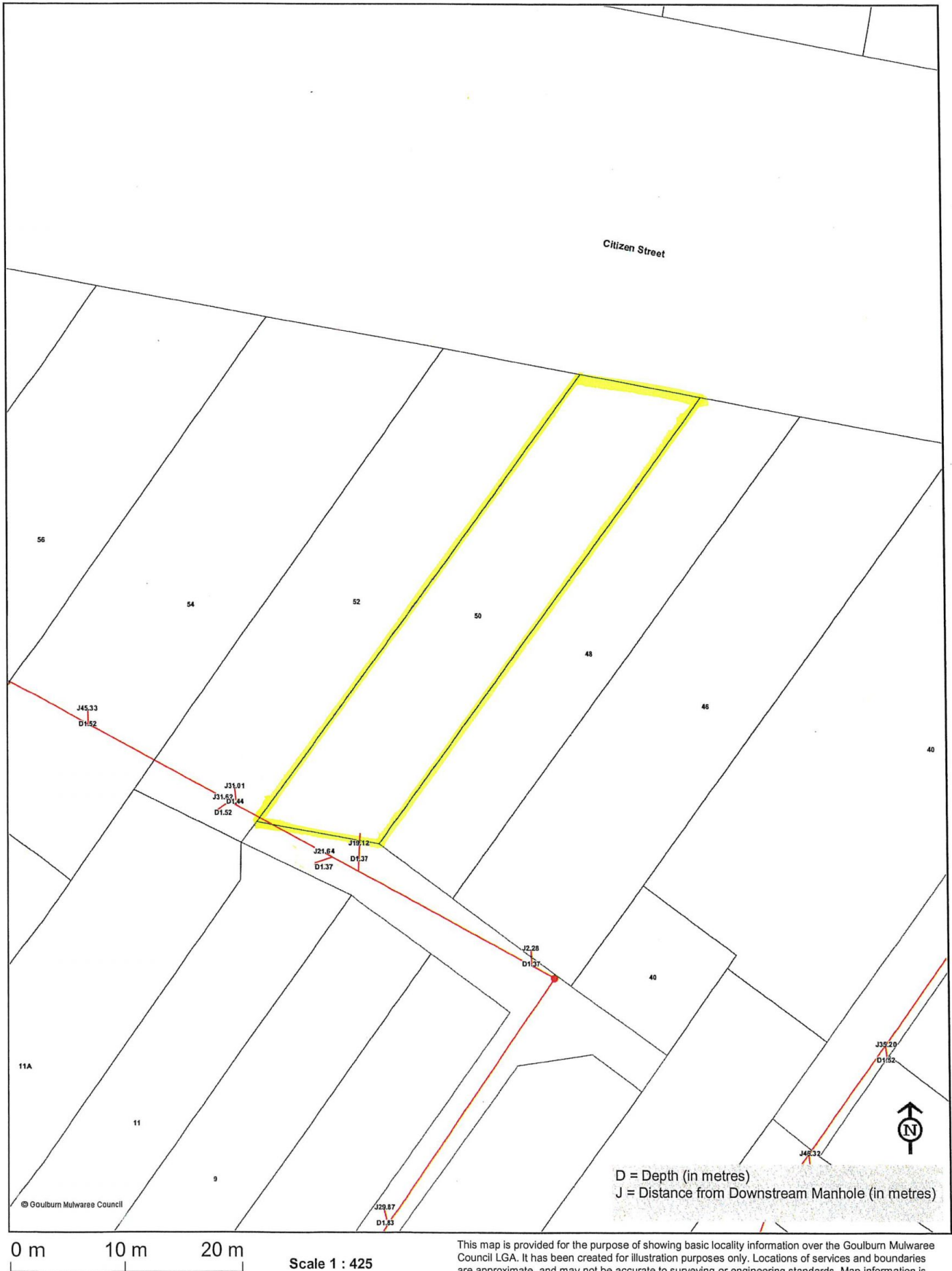
**Brett Storrier**  
02 4821 9842





# GIS Drainage Diagram

DD/0321/1819 50 Citizen Street Goulburn



This map is provided for the purpose of showing basic locality information over the Goulburn Mulwaree Council LGA. It has been created for illustration purposes only. Locations of services and boundaries are approximate, and may not be accurate to surveying or engineering standards. Map information is subject to constant changes, may not be complete, accurate or current. The council assumes no liability for damages incurred as a result of incomplete, incorrect or omitted information.