

### 17 McGrath Place Goulburn NSW

Delightful Modern Home

4 2 2

Lovely and light and bright and all one level living.

Four bedrooms, master with en suite, all with built-ins.

Lounge/media room plus a spacious open plan family/dining room.

Excellent kitchen with great bench space and storage, 900mm gas cook top, dishwasher and pantry.

Ducted heating and cooling and block out blinds for year round comfort.

Outdoor alfresco dining patio, fenced rear yard and a

**Price** : \$ 537,500

**Land Size** : 750 sqm

**View** : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/7137933>

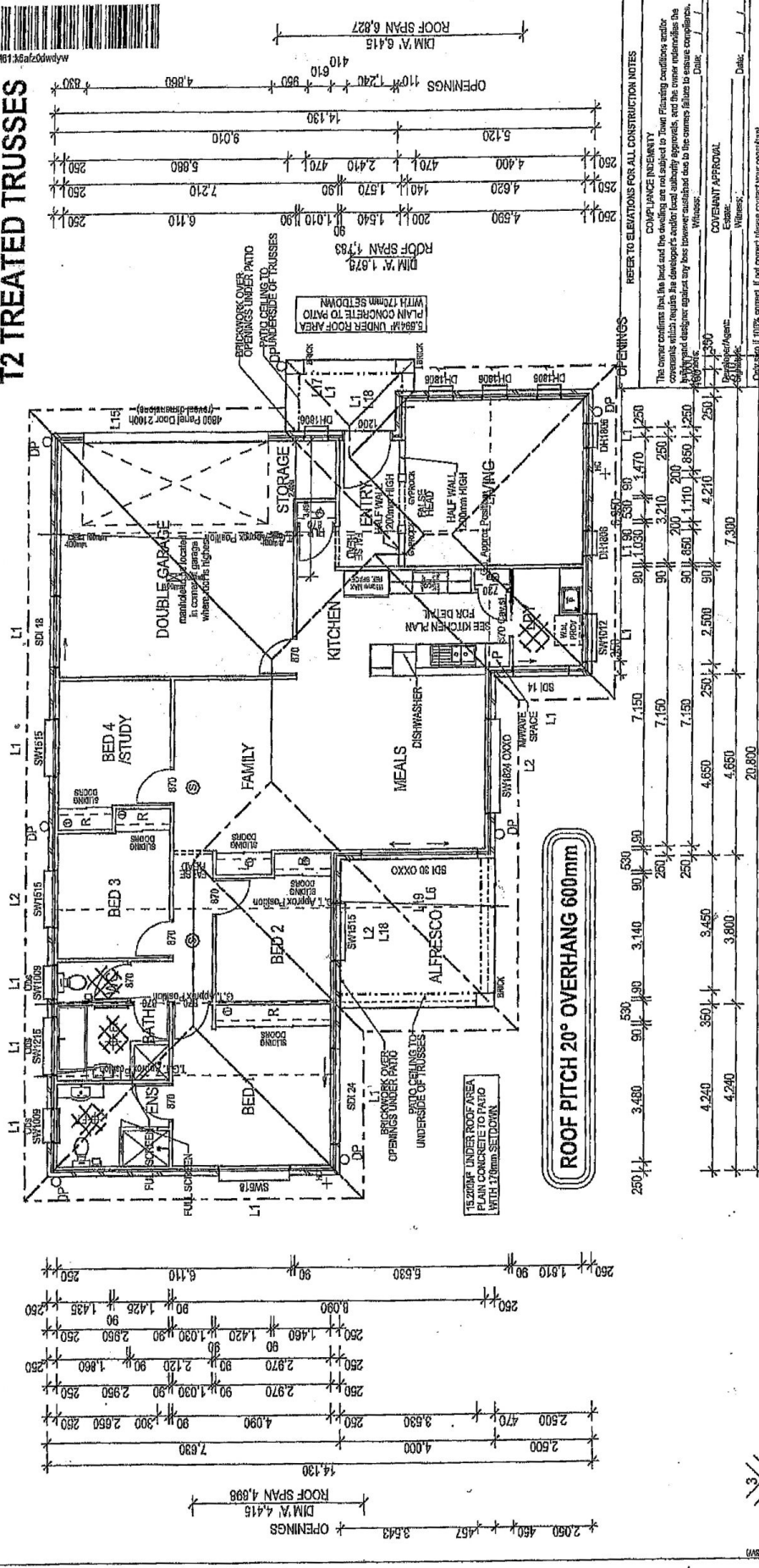


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# T2 TREATED FRAME T2 TREATED TRUSSES



## FLOOR PLAN

FLOOR AREA	208.98 M2	SCALE	1:100
PORCH/CARPORT AREA	20.79 M2	ROOF	20.79
PATIO % OF FOOTPRINT	9.0%	EXT WALL	90.00
WIND RATING	N2	CEILING HT	2440
SO2003			

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THESE PLANS DO NOT COMPLY WITH ANY REQUIREMENTS FOR WHEEL CHAIR OR DISABILITY ACCESS/ACCESSIBLE JOINTS  
Rooms and areas may be  
subjected to the builder DIM 1000mm x 1000mm  
available after the PROOF DIM 1000mm x 1000mm

COMPLIANCE INDEMNITY  
The owner confirms that the building is not subject to any Building Code of Australia (BCA) requirements, and the owner understands the implications of this statement. The owner agrees to indemnify the builder from and against any claims, damages, costs and expenses, including legal costs, arising from the building not complying with the BCA requirements.

COVENANT APPROVAL  
Date: / /  
Builder: / /

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