



**3323 Windellama Via Goulburn NSW**

Great Value Getaway, with Spacious 2 Bedroom Home on 40 Acres

An affordable small farm, in a great spot, central to Goulburn, Canberra, Sydney and the South Coast!

- With sealed road access, land line, great Telstra mobile reception and mains power.
- Charming 2 bedroom home, with good size bedrooms and abundant living space!
- Separate lounge with L-shaped family, dining and lovely sunny sitting area.
- Recently painted throughout, with new floating floor and guttering.
- Cosy wood and gas heating; gas cooking.
- Spacious kitchen, with room for the largest fridge and

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**Price** : \$ 480,000  
**Land Size** : 161874 sqm  
**View** : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/rural/7160488>



**Angella Storrier**  
**02 4821 9842**