



### 8 John Street Goulburn NSW

Circa 1890's Cottage with Huge Potential!

2 1 2

This charming 2 bedroom semi-detached home, located in a central location, is loaded with potential!

You can add value by renovating, extending, and even adding an extra dwelling on land to the left of the house (STCA). Initial talks with council are positive in this regard. Easements are located in the back lane.

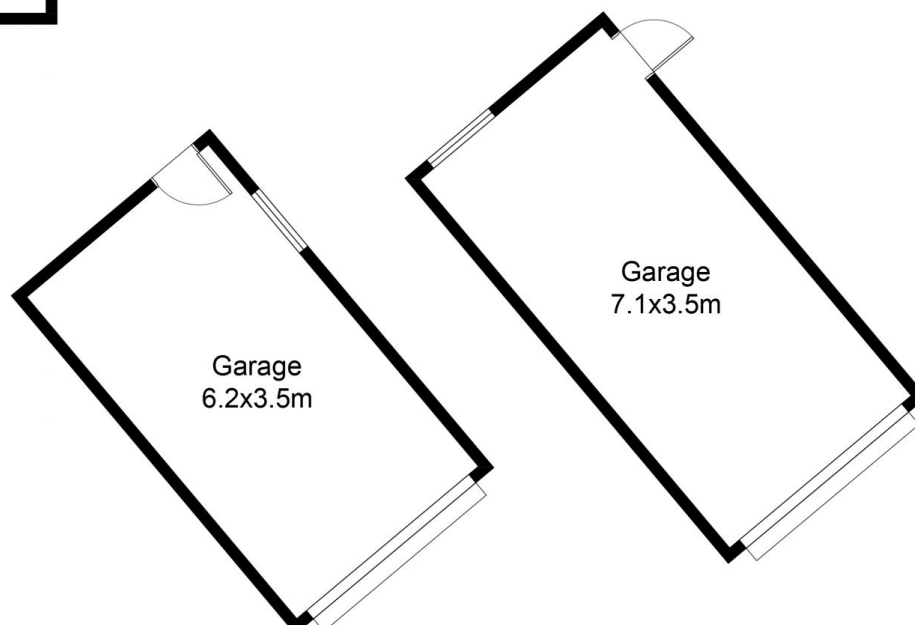
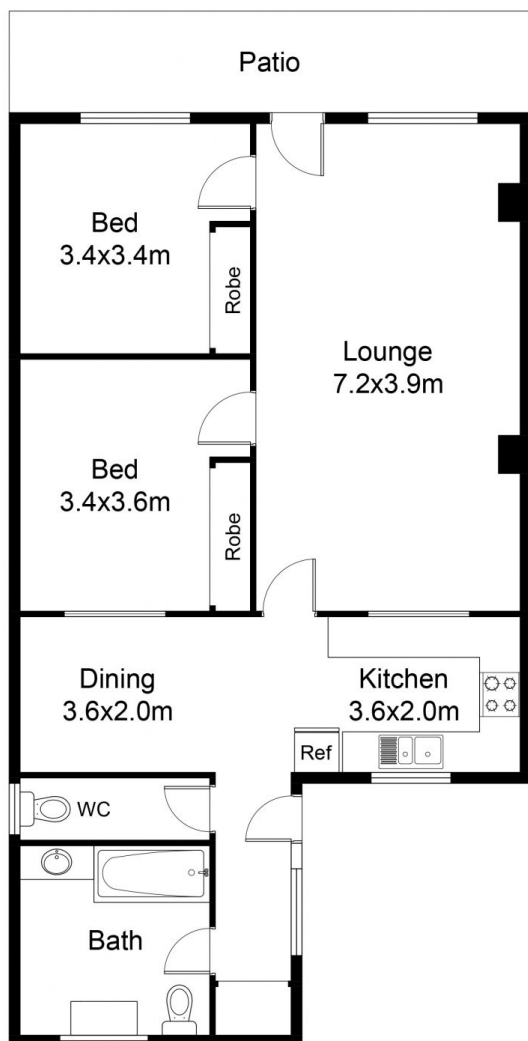
Home is perfectly livable as is, having had the one quality tenant reside there for the last 10 years. It is now offered with vacant possession.

\* 2 good size bedrooms, both with built-ins; generous lounge with flued gas heater, slow combustion stove, and lovely brick feature wall.

**Price** : \$ 465,000  
**Land Size** : 474.2 sqm  
**View** : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/7778586>



**Brett Storrier**  
**02 4821 9842**



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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