



**61 Cathcart Street Goulburn NSW**

Opportunity Calls â€œ Top Location, Needs Work!

3 2 2

If you are not a tradesman, gather all your tradie mates for this gem.

- ? Located in a sought-after, tree lined residential street.
  - ? Three bedrooms, main with en-suite, built-ins in 2.
  - ? Two separate living rooms plus dining area off kitchen.
  - ? Big bright kitchen, gas stove, dishwasher, breakfast bar.
  - ? Main bathroom with bath & shower, 2nd w.c.; internal laundry.
  - ? Double garage / workshop.
  - ? 8 x solar panels.
  - ? 556.4 sqm block. Two street frontages.
  - ? Zoned R1 General Residential.
  - ? Not in a Flood Zone; Not bush fire prone land.
- Council rates \$424 per quarter.

**Price** : \$ 455,000  
**Land Size** : 556.4 sqm  
**View** : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/7796606>



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