

11 Walsh Dr, Goulburn, NSW 2580

\$425,000

Residential Land



### Your dream home starts here!

Fresh to market and ready to build on, this 700sq/m vacant allotment delivers an ideal canvas for your Goulburn home or investment vision.

Set in an established, family-friendly pocket, the block is fully fenced on two sides, giving you an immediate sense of definition and privacy, plus a head start on site preparation. This land is also approved to build a duplex. Great for those looking at bringing their family members or why not rent it out for extra income.

Daily convenience is hard to beat. You are moments from local shops and cafés, with schooling options including Mulwaree High School within easy reach. The Police Academy is nearby, while the Goulburn town centre is an effortless five-minute drive for supermarkets, services, dining and train connections. When it is time to unwind, Riverside Park and the popular fenced dog park are close enough to become part of your regular routine.

Whether you are a first-time builder, upsizer, downsizer or a savvy investor looking to secure land in a growing corridor, this well-positioned parcel ticks all the boxes.

If you are after a house and land package, Wattle Court can do a beautiful 4 bedroom house design starting at \$650,000 bringing this house and land package from \$1,075,000. Please contact me if interested in this option.

**Open for Inspection**

By Appointment.

#### Listed By

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