

59 Citizen St, Goulburn, NSW 2580

\$560,000

House 1 1 1 1



## Unique Self-Contained Studio/Gallery

A rare opportunity to secure a recently renovated, self-contained studio/gallery space offering flexibility, functionality and character. Ideal for creatives, professionals or small business operators seeking a premises with room to work and live (STCA).

Set on a generous approximate 443sqm fully fenced block, the property has been thoughtfully upgraded and internally sheeted, creating a clean, contemporary interior ready for immediate use.

### Property Features:

- \* Zoned R1 General Residential
- \* Open plan combined living, dining and studio/gallery space
- \* Separate bedroom area
- \* Functional kitchen
- \* Combined laundry and bathroom
- \* Reverse cycle split system air conditioning
- \* Ceiling fans
- \* Solar panels

### External Highlights:

- \* Fully fenced yard offering privacy and security
- \* Brand new shed with side access
- \* New concrete driveway with additional off-street parking
- \* Excellent access

Perfect for those seeking a creative studio, gallery, consulting room, workshop, home business base or flexible work-live arrangement (STCA), this unique property offers endless potential in a compact, low-maintenance setting.

### Listed By

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**Open for Inspection**

By Appointment.

