

6-8 Goulburn St, Marulan, NSW 2579

Contact Agent

House 3  1  4 



Approved subdivision : Village location : Rental return

In the heart of Marulan, this freshly painted weatherboard home is full of promise for keen renovators, first-time buyers or savvy investors. Boasting three well-sized bedrooms and a central bathroom, it offers functional living with scope to personalise and modernise. The outdoor patio provides a pleasant spot to relax and unwind after a busy day.

For those needing storage or workshop space, two sizeable sheds are already in place—one measuring 12 by 6 metres, with three roller doors, a concrete floor and power connected. The additional 9 by 6 metre shed also comes fully equipped with a concrete floor and power, ideal for hobbyists, tradies or extra parking.

Set on a generous block, the property has subdivision approval for 4 blocks, making it a rare opportunity to capitalise on land size in a growing area. Or hang on to it for a few more years and capitalise on the proposed 7 block subdivision.

Location-wise, it's hard to beat. Just a short stroll to the township, you'll find Post Office, Vets, Doctors, shops, cafes and schools all within easy reach. Fancy a weekend picnic or a brisk morning walk? Tony Onions Memorial Park is just around the corner. Need to commute or enjoy a scenic rail journey? The local train station is also close by.

Whether you're looking to update and move in, rent out, or explore development potential, this property is a rock-solid find with loads of upside. Land in Marulan is increasing in value with a typical 700sq/m priced at \$330,000. This property equals to \$275,000 each block with bonus house already on one lot! A true bargain! Opportunity may not knock twice—so best to answer the door while it's still knocking firmly!

Open for Inspection

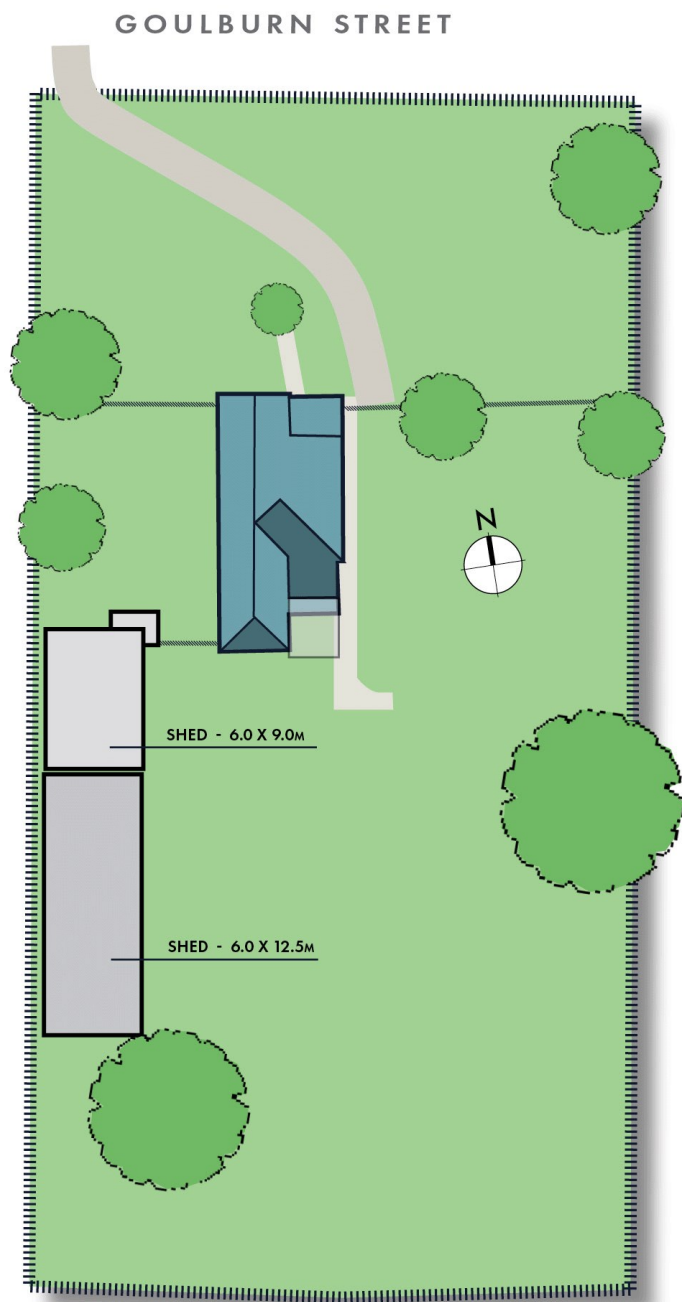
By Appointment.

Listed By
Edwina Grant

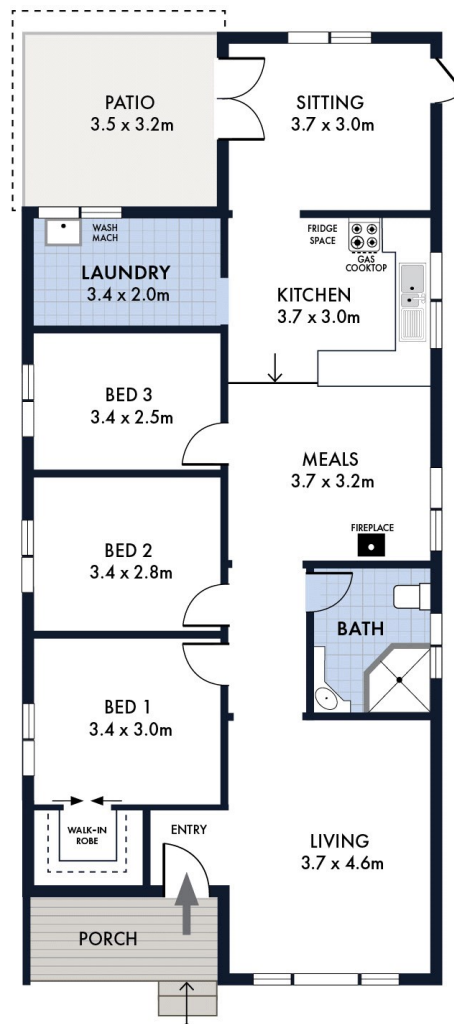
Mobile: 0416 032 086



Floorplan



SITEMAP



6 - 8 GOULBURN STREET, MARULAN



ASHRENIN PROPERTY

This plan is indicative of layout only – Floor plan by florplanzplus@gmail.com Measurements are approximate. All information contained herein was gathered from sources we believe to be reliable. E&OE. However the Agent and Flor Planz Plus cannot guarantee its accuracy and all persons should rely on their own enquires. This drawing is copyright ©. All rights reserved. • 0810 2025