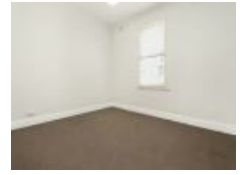


53 Grafton St, Goulburn, NSW 2580

Sold - \$345,000

House 3  1 



## CHARACTER COTTAGE

- \* Charming character cottage located in this historic precinct just a stone's throw to the heart of the City – easy walking distance to all CBD shops and amenities
- \* Renovated kitchen and bathroom are very appealing – the home has just been freshly painted and enjoys lots of natural light
- \* 3 good sized bedrooms, 2 of which enjoy fully fitted built-in wardrobes
- \* High ceilings and attractive polished timber floors are sure to impress
- \* Be warm and cosy during winter with a wood fire and brand reverse cycle air conditioner
- \* Low maintenance block provides off street parking and easy-care yard
- \* Well priced for first home buyers looking to enter the market and enjoy the character and charm of a bygone era mixed with modern convenience
- \* Investors take note this home has a proven track record – estimated weekly rent \$320-\$340.

**Open for Inspection**

By Appointment.

It's business as usual for our team at Goulburn First National. We are adhering to all directions from State and Federal Government in relation to Covid-19.

One on one private inspections are available for this property and any of our listings, at a time that suits you. Please contact us to arrange a suitable inspection time.

See External Link on this page 'COVID-19 Awareness' for more information.

### Listed By

Barry McEntee  
Phone: (02) 4822 8711  
Mobile: 0427 483 918

