

94 Kinghorne St, Goulburn, NSW 2580

Sold - 8/02/2021

House 4 2 2 2



Residence & Shopfront in Prime Location

Rated with council as "Mixed Development Property", 94 Kinghorne Street has been used as a home, with 2 small businesses operating, for several years.

Open for Inspection

By Appointment.

The double brick character home has good bones, but is now in need of a thorough revamp.

Set on a 550m2 block, with frontage to both Kinghorne and Victoria Streets, the property is in a very visible location for a business, just two minutes drive, or 10 mins walk, to the CBD.

The home though, feels private, and with the modern showroom/ potential rumpus, features a very flexible layout.

There are three good size bedrooms with built-in robes, and a potential fourth bedroom or study, currently used as a massage studio.

Potential for multiple living spaces, including the spacious lounge room with bay window and wood heating that ducts to the studio or study.

Separate dining off the kitchen, with a large rear bedroom capable of being a family or hobby room.

Separate entry and shop facade off Victoria Street, which, in addition to the large showroom/ gym area, has an as-new bathroom, with shower, toilet and basin. There is a waiting area, counter and extra hand washing basin.

Residence features separate entry off Kinghorne Street, has electric cooking, including dishwasher in the kitchen; bathroom with shower over bath, an internal laundry and separate toilet.

Loads of extras with this property, including three reverse cycle air conditioners, ceiling fans and a camera surveillance system.

If you are thinking of a home based business, or a larger home, with potential to improve, this could be the rare opportunity you are looking for.

Complete with clothes line, double garage with attached wood and tool shed, plus extra car parking, and a water tank with pump for easy garden maintenance.

Listed By

Brett Storrier

