

13 & 13a Straker Rd, Goulburn, NSW 2580

Sold - \$710,000

Duplex 5 3 2



## Two Modern Homes, a Duplex Pair on 900sqm

Beautifully presented  
and with excellent tenants in each home, and both would like to stay.

Current rents total \$660.00 but they have not been increased in the past two years.

No 13 is three bedroom, with ensuite, all with built-ins; lounge room, open plan kitchen and dining/family, a decent laundry, a garage and a decent size back yard.

No 13 A is set up as 1 bedroom with open plan kitchen living and a semi separate dining or study area, bathroom and separate laundry. Also has a garage and a good back yard.

Located in popular Merino Country Estate only 2.8 kms to the Goulburn Health Hub, and 4.6 kms to both Goulburn Base Hospital and the Goulburn CBD.

Keep them both leased out, live in one and lease the other; or ideal for the extended family.

In consideration of the tenants, inspections strictly by appointment only, so please allow ample notice.

Covid-19 Safety practices apply at all inspections.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

Open for Inspection

By Appointment.

### Listed By

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