

Sold



85 Citizen St, Goulburn



'AVENAL' circa 1897

DISTINCTIVE AND ENTICING

A LATE VICTORIAN CLASSIC CLOSE TO TOWN AND CHARACTERISED BY MAGNIFICENT ORIGINAL FEATURES, CREATING A FLOOR PLAN THAT OFFERS FLEXIBLE USAGE

THE HOUSE IS BEAUTIFULLY PRESENTED WITH QUALITY FIXTURES AND FITTINGS

PLUS: WORK FROM HOME OPTION – BEDROOM 4 (2 ROOMS) ON LOWER LEVEL WITH OWN ENTRANCE

- * Attractive entry from front verandah to a magnificent, wide hallway with period arches
- * 4 bedrooms – bedroom 3 with a mezzanine level
- * King size main bedroom with open fire and marble surround, plantation shutters and decorative ceilings
- * Bedroom 4 is on the lower level and features a dressing room, built-in robes and access to rear covered deck
- * 2 bathrooms – tiled with shower x 2, bath, vanities & tasteful lights
- * Formal lounge with picture rails, open fire and timber mantle surrounds
- * Plantation shutters, 12' 6" ceilings, 11" skirting boards in most rooms and floor to ceiling windows
- * Mixed solid timber floors throughout

🛏 4 🚿 2 🚗 2 📏 1,764 m2

Price	SOLD
Property Type	Residential
Property ID	252
Land Area	1,764 m2

Agent Details

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Office Details

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susie embleton
property sales

- * Ducted gas central heating
- * Farm style eat-in kitchen with a 5-door electric AGA (model eR3170-5i) with a 3-element induction hub for added flexibility, stainless steel flue, storage and split-system air conditioning
- * Family/dining, a Cheminee Philippe fire with timber mantle and surround
- * Laundry/butler's pantry
- * Private and secure rear yard with circular driveway
- * Workshop with power
- * Garden shed
- * Double carport
- * All town services plus water tanks x 3 for the garden
- * Landsize: 1764m²

SET ON AN ESTABLISHED 1764m² BLOCK WITH A REAR CIRCULAR DRIVEWAY AND FEATURING SPECIMEN TREES, A MINI ORCHARD, OLIVE GROVE AND RAISED 'VEGE' BEDS

THIS IS A TRULY UNIQUE PROPERTY AND IT IS SURE TO APPEAL TO A BROAD SPECTRUM OF BUYERS LOOKING FOR A SOLID BRICK HOME IN A DESIRABLE LOCATION

ONLY A 15 MINUTE (1.1 klms) LEVEL, WALK TO THE CENTRE OF TOWN 'AVENAL' IS ONE OF GOULBURN'S FINEST!

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