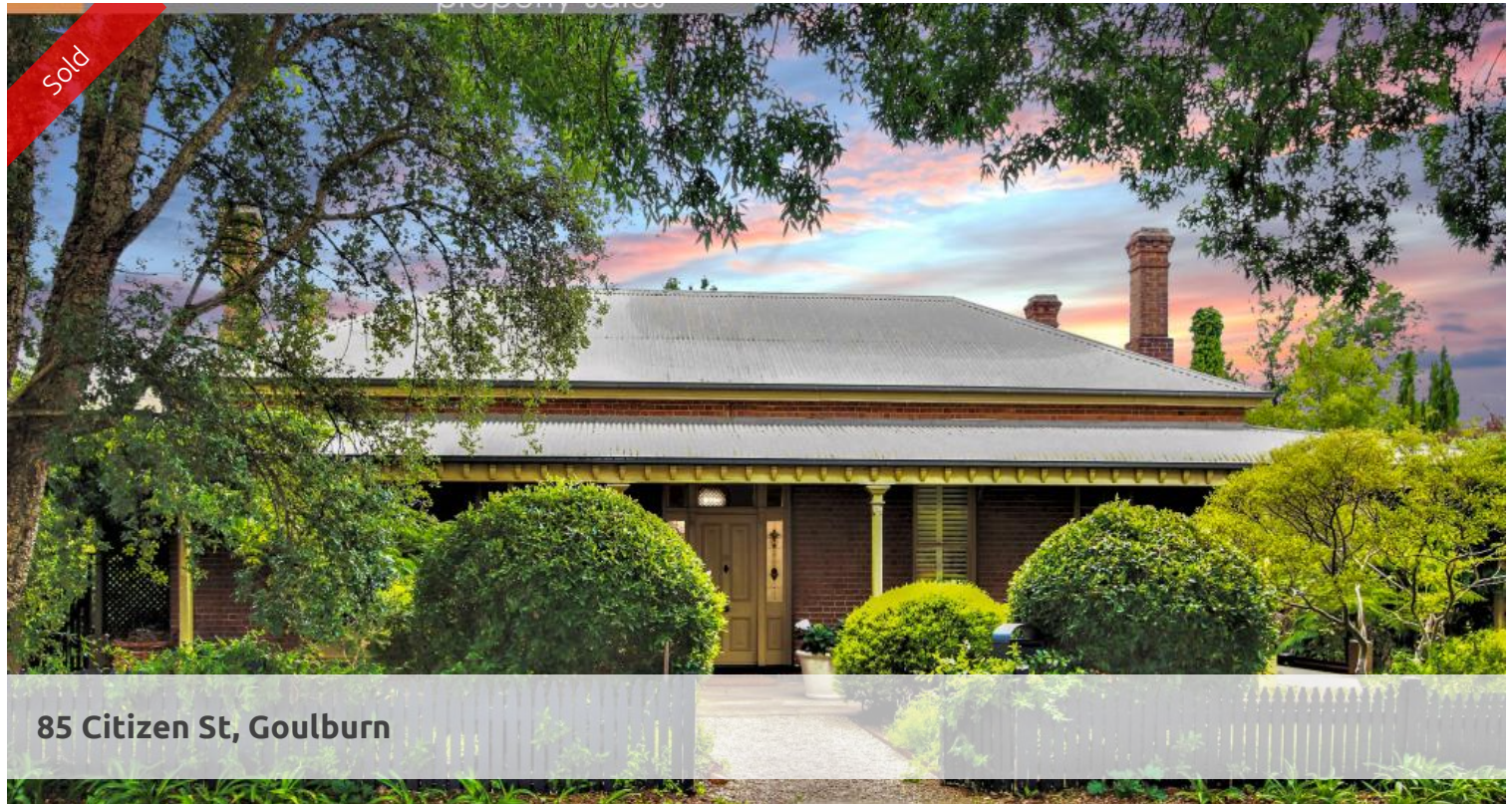
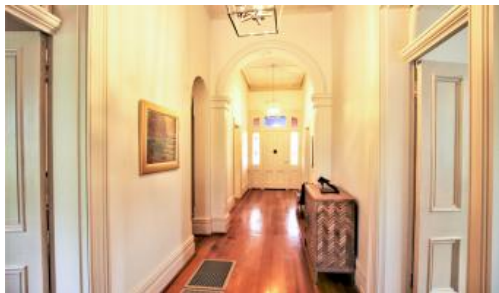


Sold



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

Susie Embleton - 0488 568 688

Office Details

Mittagong
7 station street Mittagong NSW
2575 Australia
02 4872 1162

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!

We accept no responsibility for misstatement, omission or error contained in this document. Interested parties should rely on their own enquiries

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.