

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

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	252
<b>Land Area</b>	1,764 m <sup>2</sup>

### Agent 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 eR3170-5j) with a 3-element induction hob 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: 1764m<sup>2</sup>

**SET ON AN ESTABLISHED 1764m<sup>2</sup> 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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