



#### 4 Nichols Street Goulburn NSW

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- \* Neat and tidy 3 bedroom home in an established location
- \* Large, well fenced backyard has a garden shed and room for more garages
- \* Wood fire and gas heating. Functional timber sash windows throughout
- \* Scope to make improvements or rent it out with a projected gross 5% return
- \* Close to schools, shops and NSW Police college. 5 minutes' drive to the CBD
- \* Great entry level home or one for the investor looking to add to their portfolio in the safer end of the market, don't miss out on this opportunity.

**Type** : House  
**Price** : \$ 311,500  
**Land Size** : 600.7 sqm  
**View** : <https://www.goulburnrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/6091076>

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