



**11 Ballanya Avenue Goulburn NSW**

4  2  2 

- \* This 4 bedroom family home provides an abundance of space both inside & out
- \* Located in a quite cul-de-sac just minutes to the CBD the 950m<sup>2</sup> block has side access for vehicles and plenty of room for additional sheds
- \* The home has 3 separate living rooms, ensuite to the main bedroom and a large decked entertaining area which takes full advantage of the north-east aspect
- \* Large double garage with internal access to the home and good options to stay warm this winter with ducted gas heating and a wood fire
- \* Plenty of space and excellent value for money.

\* Rental Appraisal \$400 - \$410 pw approx

**Type** : House  
**Price** : \$ 465,000  
**Land Size** : 950.4 sqm  
**View** : <https://www.goulburnrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/6091260>



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