

**9 Emma Street Goulburn NSW**

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\* Set on a large 1012m2 block of land lies a great opportunity to value add and make this 3 bedroom property your own.

\* Close to a well performing primary school, golf course and walking tracks as well as being just a few minutes drive into the CBD.

\* The hard work is done in the new bathroom with on trend fittings and fixtures.

\* Open plan kitchen and living space and ducted gas heating throughout.

\* Laundry with scope to improve to your liking that has a 2nd toilet - which could be revamped into a full second bathroom.

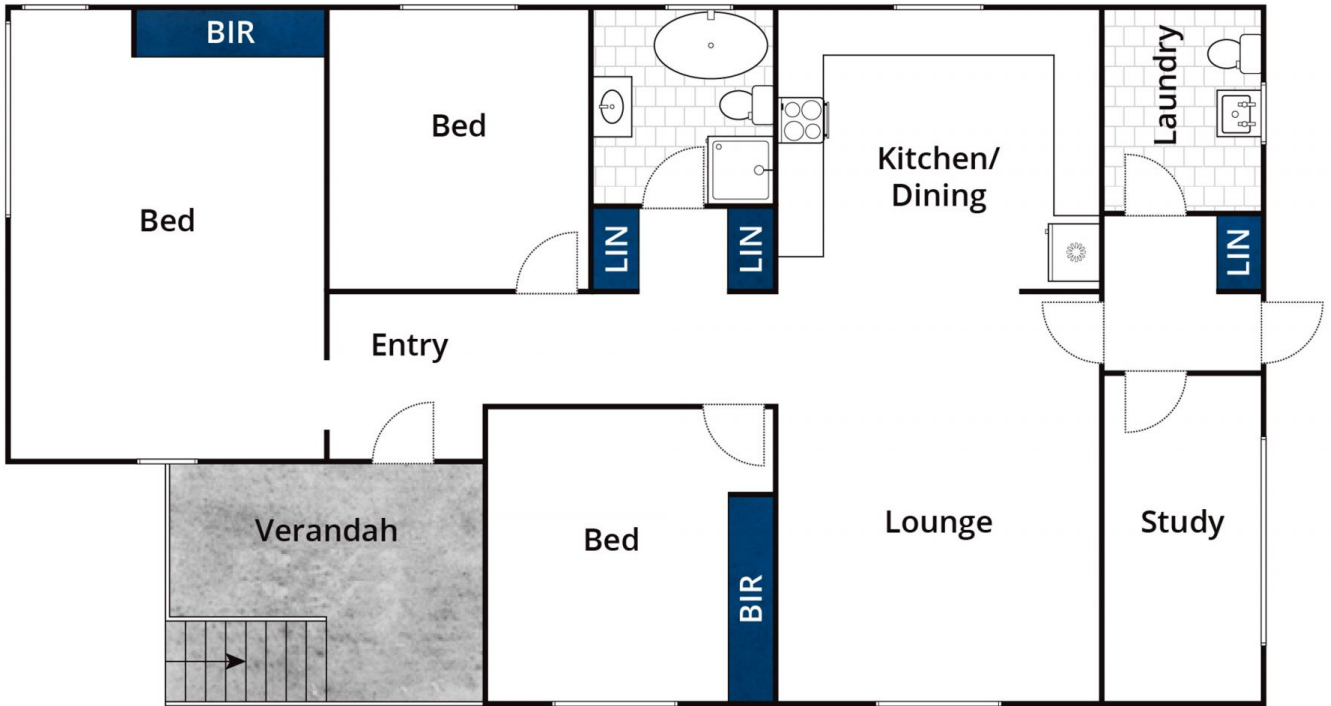
\* A single lock up garage and an enormous backyard with room for trailers, extra sheds or even an extension. Call

**Type** : House  
**Price** : \$ 550,000  
**Land Size** : 1012 sqm  
**View** : <https://www.goulburnrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/6813888>



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[For full version visit the website](https://www.goulburnrealestate.com.au)



Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

## 9 Emma Street, Goulburn