



**31 Emma Street Goulburn NSW**

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\* Sitting proudly on 1012m2 and with an approximately 20m frontage, this renovated cottage has untapped potential.

\* Large living space with heating and cooling as well as automatic blinds.

\* 2 large bedrooms, with the main having a large wall built in wardrobe.

\* Renovated, eat in kitchen with an abundance of storage and work space including dishwasher and 900mm oven.

\* A huge, well fenced backyard offers great storage with a double garage and 2 garden sheds. A very large undercover entertaining area completes this space nicely.

\* A brand new roof and solar system, reverse cycle air conditioners, automatic blinds, the list goes on. Whether you're a savvy investor, downsizer wanting some space to

**Type** : House  
**Price** : \$ 600,000  
**Land Size** : 1014 sqm  
**View** : <https://www.goulburnrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/8587567>



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



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

31 Emma Street, Goulburn