

Sold



10 McDermott Drive, Goulburn



## SO MUCH POTENTIAL!!!

🛏 2 🚿 2 🚗 2

- Elevated on a 1128sqm block of land with genuine side access is this solid, 2br, 2bth brick veneer home located at 10 McDermott Drive.
- This home offers 2 fantastic sized bedrooms, both with built in robes.
- The main bathroom is 2 way and also acts as an ensuite to the main bedroom.
- The kitchen is huge, has a walk-in pantry, electric cooking and while perfect as it is – would be an instant equity increase with some minor updates.
- The separate study / office space looks out over the back yard and is big enough to easily convert to a 3rd bedroom if that is your preference.
- The living area and study have new carpet and those cool winter nights are sorted with the option of soul warming wood heating OR the convenient and instant gas heating instead!
- The laundry is brand new and now combined with the second bathroom offering a shower, toilet and an abundance of bench space!
- The double length garage with remote access is very deceiving in size – there is a lot more to it than first anticipated.
- Out the back is an easement free and substantial back yard offering endless opportunities such as additions, decks, pool, granny flat, sheds OR all of the above!
- This property is only a hop, skip and a jump to Mulwaree High School & Police Academy, a stone's throw to the nearest bus stop / park AND a flat, easy stroll to the main street.
- If you cannot make a scheduled open home please contact Chris from Agent 2.0 Real Estate on 0488744639 to book a private inspection at a time that suits

<b>Price</b>	SOLD for \$437,500
<b>Property Type</b>	Residential
<b>Property ID</b>	35
<b>Land Area</b>	1,128 m2

### AGENT DETAILS

Chris Rigney - 0488 744 639

### OFFICE DETAILS

Agent 2.0 Real Estate  
0488 744 639

 **AGENT 2.0**  
REAL ESTATE