



45 Faithfull Street, Goulburn



## RIPE FOR A RENO!

Standing proud at 45 Faithfull Street is a home that has passed the test of time! A double brick 2 bedroom beauty with a few advantages that are sure to be appealing to many!

Starting from the front you are elevated and the front porch is quite a nice space to sit and enjoy the afternoon sun while the world passes by.

Inside is a home which has potential everywhere you look but can stay as is too if that's the preference.

The floorboards throughout are original and could benefit from a sand and polish. They complement the high, ornate ceilings found throughout most of the home and are considered typical of a house of this era.

The bedrooms both feature built in robes and enough space for a queen / king size bed.

The separate dining room offers additional storage beside the old fireplace (no longer in use).

The kitchen is located at the back of the home overlooking the back yard. This is one of the spaces that is ready for an overhaul but can be left as is if that's your preference.

A original laundry is also found at the back of the home with separate toilet to the main bathroom. These spaces are also ready for an update if you're keen!

The backyard has a drive through, triple bay Colourbond garage which has rear lane access as well as additional access beside the garage to the back yard.

There is plenty of space in this yard for an extension encompassing a few more bedrooms and additional living if you're after something to add value to in a big way!

Close to schools, transport and a relatively flat walk to town ensure the location alone is something to consider whether it be for an investment or to live in.

*PLEASE NOTE : Due to the current COVID-19 situation, in order to adhere with "Social Distancing" and to ensure the health and safety of all buyers, sellers and their families we will not be having open for inspections at this property. **HOWEVER, WE ARE ENCOURAGING INSPECTIONS BY APPOINTMENT!** Contact Chris from Agent 2.0 Real Estate on 0488 744 639 to arrange a time that suits!*

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Price	SOLD for \$367,500
Property Type	Residential
Property ID	36

### AGENT DETAILS

Chris Rigney - 0488 744 639

### OFFICE DETAILS

Agent 2.0 Real Estate  
0488 744 639

