



102 Clyde Street, Goulburn



## "BENTLEY LODGE"

"Bentley lodge" is centered on just over 5 acres in the sought after Clyde Street, Goulburn. This lifestyle property enjoys the benefits of being within 5 minutes' drive to the CBD, Schools and various Medical facilities.

With five spacious bedrooms (three with ensuites), it is safe to say this home is going to be suitable for large families through to entertainers, retirees and everyone in between.

A separate family room, dining space, generous sized formal lounge and a conservatory leading to the outdoor entertaining area and courtyard, create ample living space for the family to relax and spread out.

The master bedroom is huge! With a copious amount of built in wardrobes, double glazed windows and a spacious modern ensuite with bath.

An impressive kitchen features a freestanding Belling oven with gas stove top, Caesarstone benchtops, an abundance of storage with walk in pantry and a brand-new Butlers pantry make cooking and entertaining a pleasure.

The laundry is accurately described with one word... "Wow"! The bench space, storage galore and stacked Washer/Dryer set up is the result of a superb makeover!

Outside there is space everywhere! From the private mostly enclosed backyard with separate gym with its own bathroom and shower, to the tennis court with its own pavilion offering, sauna, bathroom and shower.

The grounds are spectacular and feature: Established Gardens, lush green grass, Bore water, 2 x 25000L Water Tanks, Ponds with exquisite Lillies, Irrigation to most of the block, huge 12 x 9m Barn Garage with 3 phase power and 4 bay Carport, Garden Sheds and with the potential to subdivide (STCA) to add to the appeal!

Heating and cooling all year round is taken care of through a combination of ducted heating and cooling, gas heating, a feature gas fireplace and multiple split system reverse cycle air con units.

Recent updates to the main house include flooring, (both carpet and aspire hydrid waterproof flooring ) RC/AC, lighting, butlers pantry, laundry, a new double garage adjoining the house and so much more!

**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

5 6 11 5.00 ac

Price	SOLD
Property Type	Residential
Property ID	40
Land Area	5.00 ac

### AGENT DETAILS

Chris Rigney - 0488 744 639

### OFFICE DETAILS

Agent 2.0 Real Estate  
0488 744 639

