

Sold



## 10 Clancy Place, Goulburn



## A STUNNING HOME WITH ROOM FOR THE WHOLE FAMILY!

They say: "It's not how big the house is, it's how happy the home is!" ... But what if you could have a big house and a happy home?! 10 Clancy Place is sure to tick all the boxes!

From the moment you step inside you can feel the love, the charm and a sense of calm. The colour schemes, spacious layout and tasteful furnishings all contribute to this.

The first of 3-4 separate living spaces offers privacy through the ability to close it off, it's away from all the bedrooms and has PLENTY of space for the biggest of lounge suites should it become a home theatre room.

Living area #2 is adjoining the spacious kitchen with walk in pantry, an abundance of storage, stainless steel appliances and 900mm gas cooktop. This kitchen is the definition of "The heart of the home"

The dining that is also located nearby the kitchen area has enough room for the biggest of dining suites. The light streams into this space and makes the most of a warm winter sun!

Off the dining / living area (#2) is an enclosed sunroom which also is an excellent space to sit out and enjoy the winter sun without the chill that comes with it. This living space (#3) is an ideal space for pets to have indoor / outdoor comforts, for kids to play year round or as an extension to the living / dining spaces.

The rear corner of the home is yet another living space / rumpus room (#4). Again with doors to close off for privacy, this would make a great kids rumpus room, pool room, gym, retreat or if you need another one.. a huge 6th bedroom!

The bathrooms are both generous when it comes to size. The Ensuite is a full bathroom in itself and like the main bathroom, has a separate bath and shower.

The main bedroom is HUGE! It has enough space for a Super King bedroom suite and features a massive 'His'n'Hers' adjoining built-in robe!

Bed's 2, 3, 4 & 5 all are at least double / queen in size and have built in wardrobes too.

Heating and cooling is sorted with the ducted Gas Heating / Evaporative Cooling to ensure year round climate control. Helping to keep the bills to a minimum is a brand new Solar package too.

Internal access from the double garage, covered outdoor pergola space, extremely private and easy care yards with plenty of storage in the form of a double + single garden shed.

5 2 2 745 m<sup>2</sup>

**Price** SOLD for \$655,000  
**Property Type** Residential  
**Property ID** 62  
**Land Area** 745 m<sup>2</sup>

### AGENT DETAILS

Chris Rigney - 0488 744 639

### OFFICE DETAILS

Agent 2.0 Real Estate  
0488 744 639

