



## 3 King Street, GOULBURN, NSW 2580

### Affordable Development Opportunity

#### DECEASED ESTATE.

Unlock the potential in one of the Southern Tablelands' most promising residential markets.

Set on approximately 630 sqm (Lots 15 & 16 DP 1066482) and zoned R1 General Residential, this property presents a unique opportunity for builders, developers and investors.

Offering flexibility for a wide range of potential development options (STCA) â## including townhouses, duplexes, flats, affordable accommodation or a knock down/rebuild â## this site is well-positioned to capitalise on Goulburn's strong and growing demand for housing.

Conveniently located in a quiet street within walking distance to Woolworths, Goulburn town centre, the train/bus station, pubs, cafes, sporting facilities and the Showground, the property is surrounded by long-term residents and established community infrastructure.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P183846

#### SALE DETAILS

Guide \$300,000 -  
\$330,000

#### CONTACT DETAILS

**Elders Real Estate**

88 Hume Street  
Goulburn, NSW  
02 4824 4466

**Lauren Croker**  
0482 645 611

Please note: due to fire and structural damage, no internal inspections are permitted.  
External inspections are available by appointment with the agent.

An outstanding opportunity in one of Goulburn's most accessible locations.

- Land Area 630.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage



