



## 36 Goulburn Drive Sandy Hollow NSW

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Located in the peaceful Village of Sandy Hollow just 30 minutes to Muswellbrook, this home has been well maintained and presents in good condition throughout. There are 3 bedrooms, all with built in robes and ceiling fans and the main with R/C air conditioning. The kitchen has plenty of cupboard space, an electric cooktop and oven and a dishwasher space. The lounge and dining area has R/C air and ceiling fans. The bathroom has been updated and there is a 2nd toilet in the laundry. There is a large covered entertainment deck overlooking the yard and paddocks behind. The yard is fully fenced with a 3 bay lock up shed and attached awning. This home is an ideal first home and is ready for your inspection.

**Type** : House  
**Price** : \$ 355,000  
**Land Size** : 860.2 sqm  
**View** : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/sandy-hollow/residential/house/8020595>



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