



SOLD

SOLID BRICK HOME IN GOONELLABAH – IDEAL INVESTMENT OPPORTUNITY

Uri Ross property presents 15 Carlton Avenue Goonellabah. This classic brick home presents a fantastic opportunity for investors, first-home buyers, or those looking to secure a low-maintenance property in a convenient flood free location. The property boasts a comprehensive climate control system with both ducted heating and cooling, ensuring year-round comfort for your family. The addition of a 6Kw solar system demonstrates a commitment to sustainable living while helping to reduce energy costs.

This well-presented residence features three bedrooms, each with plenty of natural light and ample space for comfortable living. The central bathroom is neat and functional, with scope for a modern update if desired. The layout of the home is practical and family-friendly, with a spacious living area that flows into a combined kitchen and dining zone – perfect for relaxing evenings or casual entertaining.

The home's practical layout maximizes the generous 512.8 square meter block, providing ample space for both indoor living and outdoor enjoyment. The fully fenced yard offers security and peace of mind, perfect for families with children or pets. A delightful balcony extends the living space outdoors, creating an ideal spot for morning coffee or evening relaxation.

Outdoor enthusiasts will appreciate the thoughtfully designed exterior spaces:

- carport accommodation for two vehicles
- Fully fenced backyard for privacy, pets and security
- Balcony for outdoor entertaining
- Well-maintained lawns with room for personalization

The property's location in Goonellabah places you at the heart of a vibrant community. As the eastern suburb of Lismore, residents enjoy the perfect balance of suburban living while remaining connected to essential amenities. The area boasts:

- Proximity to the Bruxner Highway for easy commuting
- Access to local sporting facilities including football, cricket, and tennis
- Close to Kadina High School
- Convenient access to supermarkets & shops
- Rates are approx \$2692 including water connection

3 BED | 1 BATH | 2 CAR

PRICE:
\$440,000

OPEN FOR INSPECTION:
N/A



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15 Carlton Avenue, Goonellabah

Floor plan disclaimer: Acre Media Group floor plans including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

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Approx. Total Area: 105m²

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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