

# LUKE GOGGIN REAL ESTATE



**1 Park Avenue Golden Square VIC**

**3**  **2**  **4** 

Be impressed by this very neat property offering 3 bedrooms, 2 bathrooms, a shed/workshop & caravan port. All this set on a 781m<sup>2</sup> (approx.) allotment with the unique advantage of access all round. The added bonus of an 8 panel, 1.5kw solar system with 3kw inverter, means your electricity bills are cut significantly. Step inside to the roomy, light & bright lounge, which provides access through to the modernised kitchen & dining area. Follow the hallway up to the good sized main bedroom, featuring built in robes & an ensuite. The other two bedrooms also contain built in robes. An updated, family bathroom includes a vanity, bath & shower with a separate toilet adjacent. Split systems take care of climate control throughout the home. The laundry leads out into the manicured, spacious back yard, where you will find an entertaining space & a 6m x 3.5m (approx.) shed/workshop with concrete floor & power. A double carport, a covered

**Land Size** : 781 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/golden-square/residential/ho-use/5725204>



**Melinda Goggin**  
**03 5442 1422**