

# LUKE GOGGIN REAL ESTATE



## 3 Edmund Court Kangaroo Flat VIC

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Rarely do you come across such a well-presented home in a quiet court location. This brick home features three bedrooms, the main with an ensuite and built in robes, the two other bedrooms also have built in robes. There is a study/office, near new carpets and has been freshly painted throughout; NBN is connected and has an excellent speed. Other features include ducted evaporative cooling throughout, two separate living areas, one that leads out to an entertaining area overlooking a picturesque garden. Good off-street parking, with vehicle access through the double garage into the rear yard, provides security for a tradie's trailer plus there is an extra garden shed. All local amenities are within walking distance, including a 7 day medical center, post office, banks, supermarket, etc. Paved bush walking/riding tracks to Crusoe Reservoir and nearby scenic Gateway Park, the soon to be completed 50 meter indoor pool/gym, and schools are within walking distance.

**View :** <https://www.goggin.com.au/sale/vic/greater-bendigo-region/kangaroo-flat/residential/house/5725265>



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