




# LUKE GOGGIN REAL ESTATE



## 3 Boat Street Kennington VIC

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Located just 400 metres from the Bendigo CBD, the Market Place Shopping Centre and just a couple of minutes drive to Latrobe University and some great schools. This immaculately presented home is positioned perfectly in a quiet and beautiful tree lined street. Set on its own title, the home comprises three bedrooms all with built in robes. The large family bathroom is centrally located and includes a separate shower and bath. The well equipped kitchen boasts gas appliances, a good size pantry and overlooks the naturally lit dining area and leads you through a sliding door to a 10m x 2m undercover entertaining area. Your comfort is well assured all year round with central evaporative air conditioning throughout plus a gas wall furnace with a rear vent to guide the heat through the home. Externally the property features a single lock up garage with power, concrete floor and roller door plus side access door, and a well built single carport. Wonderful

**Building Size** : 140 sqm  
**Land Size** : 495 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/kennington/residential/house/5725303>