

# LUKE GOGGIN REAL ESTATE



## 16 Botheras Court Epsom VIC

4 2 2

The fantastic home located in a quiet, family-friendly court, is less than 15 minutes from the centre of Bendigo & close to schools, childcare, bike tracks, sporting facilities & supermarkets. It offers everything you need for the family, both inside & out. Nestled neatly on a large block (800m2 approx), the property enjoys beautiful landscaping & a contemporary facade. Head through the front door into the main entry hall. To the right is the master bedroom featuring a good-sized walk-in robe & ensuite, with double vanity, shower & toilet. On the other side of the hallway, a door offers secure access to the double garage. Further down to the left is the formal lounge & opposite, a separate rumpus room. Beyond, is a sizeable open plan kitchen, living & dining space. The kitchen features ample storage, 5-burner gas cooking, 900mm oven, island bench with sink & dishwasher & modern fixtures & fittings. The dining area easily fits a large setting, with windows on 3 sides providing

**Price** : \$ 515,000  
**Land Size** : 800 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/epsom/residential/house/5725437>



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