

# LUKE GOGGIN REAL ESTATE



## 109 Ryalls Lane Strathfieldsaye VIC

3 2 2

This impressive property, set on 822m2 (approx), offers 3 spacious bedrooms & 3 living areas as well as handy double gate side access for the trailer, boat or caravan. Located a short stroll from Sheep Wash Creek with it's parkland & walking tracks, providing safe travel through to the surrounding schools, sporting grounds & shopping precinct. The home provides a true parents' retreat, as the main bedroom offers generous extra space as well as a walk in robe & ensuite featuring double vanities, large shower & separate toilet. The remaining bedrooms are also well sized & contain built in robes. One can even double as a second main if desired as it has it's own access to the family bathroom. There's also a separate powder room for guests & a laundry with great storage. A large study/home office, can function as a formal lounge area or could be easily transformed to a 4th bedroom. The open plan kitchen/meals/living is a gorgeous space with abundant

**Price** : \$ 517,500  
**Land Size** : 822 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/strathfieldsaye/residential/home/5725474>



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