

# LUKE GOGGIN REAL ESTATE



**38 Sydenham Avenue North Bendigo VIC**

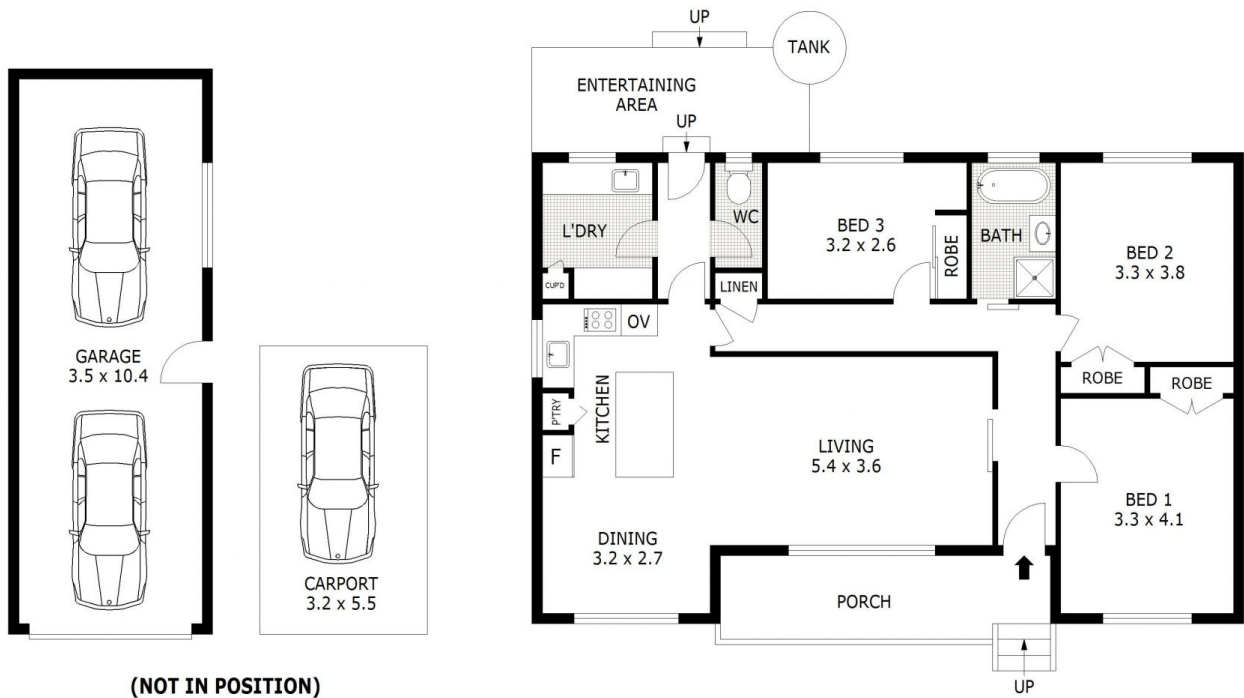
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This solid home, set on a corner allotment, has under gone a significant face lift & now provides modern, open plan living. There are 3 spacious bedrooms, all with built in robes & ceiling fans, an on trend bathroom featuring a gorgeous free standing bath & oversized shower head, separate toilet & a great laundry with ample built in storage & bench space. The open plan design of the kitchen/dining/lounge area is highly functional & ticks all the boxes for both entertaining & everyday family living. Ducted heating & cooling means comfort is controlled throughout the home. Other features include high ceilings, polished floorboards & window shutters. Outside, the secure yard contains side gate access to the single carport & 10.4 x 3.5 shed/garage with concrete floor & power, a water tank & good sized grass area for the kids & pets to play. In a handy location, close to schools, shops & transport & only a short drive to the CBD, this property will suit

**Price** : \$ 335,000  
**Land Size** : 529 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/north-bendigo/residential/ho use/5725494>



**Melinda Goggin**  
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(NOT IN POSITION)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 105 m <sup>2</sup>
Garage	- 36 m <sup>2</sup>
Entertaining Area	- 11 m <sup>2</sup>
Carport	- 18 m <sup>2</sup>
Porch	- 10 m <sup>2</sup>
<b>Total</b>	<b>- 180 m<sup>2</sup></b>



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