

# LUKE GOGGIN REAL ESTATE



**6 Pethard Place Golden Square VIC**

2 1 2

Things we love about this Property:

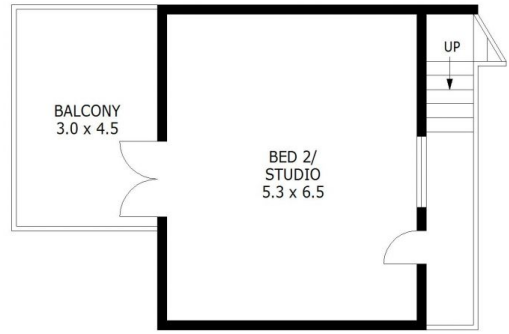
- \* Solid Brick
- \* Open Plan Kitchen/Living/Dining
- \* Main Bedroom With Built In Robes
- \* 3 Piece Bathroom with Shower and Bath
- \* Separate Toilet
- \* Upstairs Large Mezzanine Bedroom/Studio
- \* French Doors Upstairs Opening on to a Balcony with Fantastic Views
- \* 2 X Split System Heating/Cooling
- \* Gas Wood Heater
- \* Plenty Of Natural Light
- \* 2 Custom Made Octagonal Feature Windows
- \* French Doors Opening to Side Courtyard
- \* Cathedral Ceilings
- \* 6 Panel Solar System
- \* Single Garage (back access)

**Land Size** : 255 sqm

**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/golden-square/residential/ho-use/5725575>



**Kelvin Dows**  
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**UPSTAIRS**



**DOWN STAIRS**



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.

Down Stairs	- 80 m <sup>2</sup>
Up Stairs	- 34 m <sup>2</sup>
Car Port	- 23 m <sup>2</sup>
Balcony	- 14 m <sup>2</sup>
<b>Total</b>	<b>- 151 m<sup>2</sup></b>



# 6 Pethard Place, Golden Square