

# LUKE GOGGIN REAL ESTATE



**242 Carpenter Street South Spring Gully VIC**

**2** **1** **1**

Located close to Bendigo CBD, is this charming weatherboard home in original condition. Offering 2 large bedrooms (both with built in robes), a spacious sunroom & a generous sized lounge with lovely corner windows & decorative cornices. There's a light & bright kitchen/meals area, a 3 piece family bathroom with separate toilet & good storage in the hallway. A gas heater, split system & ceiling fan control temperature throughout. Ripe for renovation, take this fantastic opportunity to make improvements & further increase the value of this well positioned home. The property is set on a 437m2 allotment (approx) & offers a private front garden & room for shedding or decked areas. Close to schools, shops, transport & sporting facilities, this really is a little gem - live in as is or renovate to make even better!

**Price** : \$ 260,000  
**Land Size** : 437 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/spring-gully/residential/house/5725596>



**Melinda Goggin**  
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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 - 110 m<sup>2</sup>  
Entertaining Area - 28 m<sup>2</sup>  
Total - 138 m<sup>2</sup>



# 242B Carpenter Street, Spring Gully