




# LUKE GOGGIN REAL ESTATE



**16 Lorikeet Avenue Epsom VIC**

4  2  2 

This impressive family residence is situated on a 849m<sup>2</sup> (approx) in popular Epsom. Comprising 4 bedrooms, main with well appointed ensuite & WIR, other bedrooms with BIR's, good size study, 2 living areas, open plan kitchen/dining and 3 piece central bathroom. Ducted heating & cooling provide comfort all year round. Outside is just as impressive with a large undercover alfresco area ideal for entertaining. Side access to a double shed with an outstanding man cave which includes toilet, wash basin, mezzanine storage and wood heater. 22,500 litre water tank 2 garden sheds, lawn sprinklers & garden drip system, add a double remote garage with direct access to the home & you are ready to move in! Just minutes to Epsom Shopping Centre, Bunnings, public transport, Dr and Dental Surgeries, everything is at your finger tips!

**Land Size** : 849 sqm

**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/epsom/residential/house/6388184>



**Kelvin Dows**  
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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	- 181 m <sup>2</sup>
Garage	- 36 m <sup>2</sup>
Entertaining	- 36 m <sup>2</sup>
Shed	- 47 m <sup>2</sup>
<b>Total</b>	<b>- 300 m<sup>2</sup></b>



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