

# LUKE GOGGIN REAL ESTATE



**95 Booth Street Golden Square VIC**

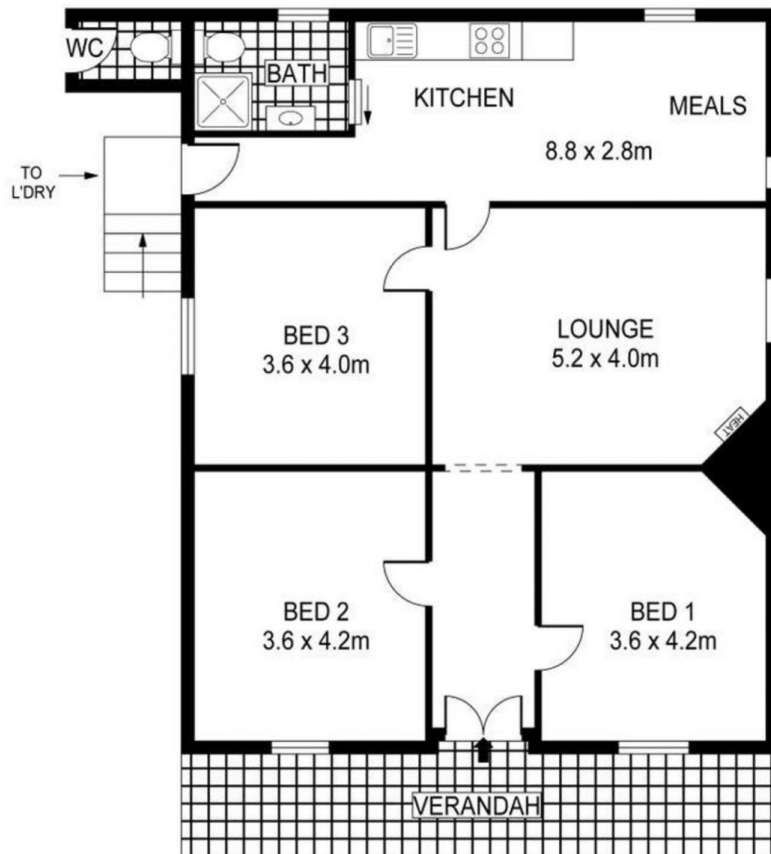
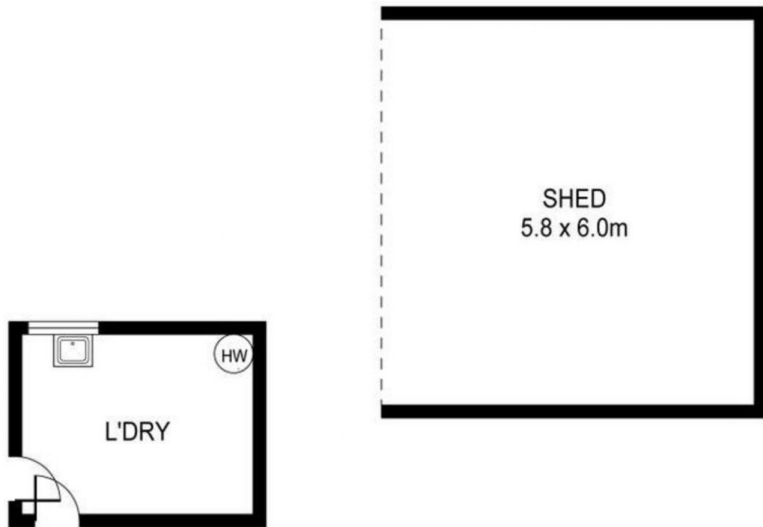
**3**  **1**  **2** 

We're often asked for, but rarely have for sale 3 bedroom Victorian homes on large lots, suitable for up to a 4 lot subdivision (STCA). Close to Bendigo amenities including hospital, schools and/or creche and Bendigo's best indoor/outdoor sporting facility the Bendigo Stadium. This property ticks all of those boxes, with the bonus of having been recently painted, with an updated kitchen and new bathroom and new floor coverings. There are also 2 split system heating and cooling for comfort all year round with the convenience of public transport close by. All of this, together with spacious bedrooms, high ceilings set on a very generous lot 1,331m2 (approx.). This is a fantastic opportunity for investors to have the option to develop now, or for the first home buyer to make into their beautiful long term family home.

**Price** : \$ 537,848  
**Land Size** : 1331 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/golden-square/residential/home/6439171>



**Melinda Goggin**  
**03 5442 1422**



0 1 2 3 4 5 SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 45382

INT : 110m<sup>2</sup>

95 BOOTH STREET