

LUKE GOGGIN REAL ESTATE



1/64A Simpsons Road Eaglehawk VIC

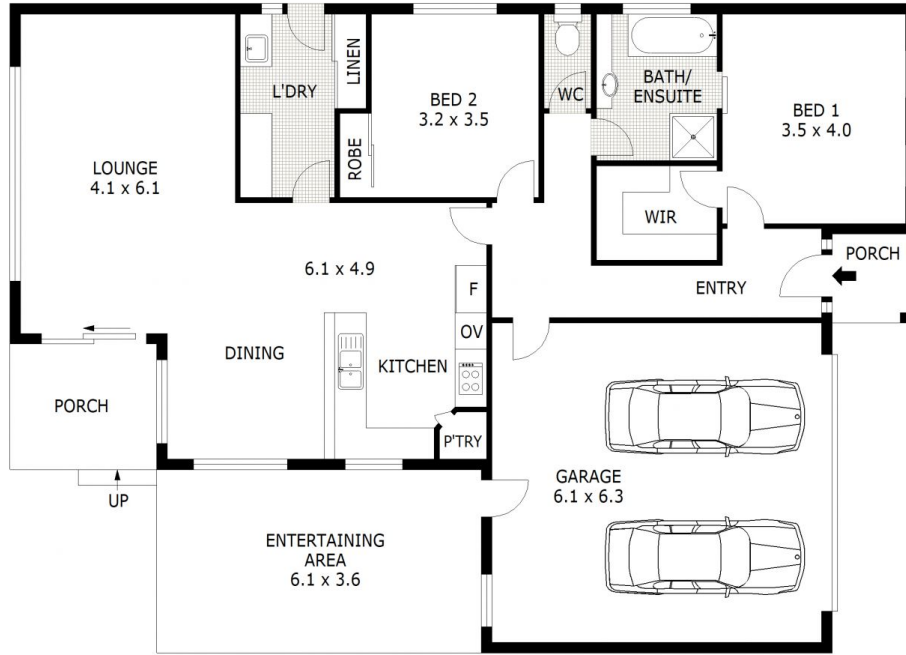
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Wouldn't you love this picture perfect view from your own lounge room window? Lake Tom Thumb right on your doorstep, just open the back gate & you can enjoy a walk on to Lake Neanger or even to the shopping centre & other amenities Eaglehawk has to offer! Immaculately presented & featuring high ceilings, this craftsman built property will appeal to both owner occupiers & investors alike. The main bedroom contains a generous walk in robe with access to the two way bathroom which includes a shower, bath & vanity with a separate toilet adjacent. The second bedroom is also a good size & has built in robes. Open plan living is revealed at the back of the home - the kitchen (with modern appliances & built in pantry), meals & lounge area encompassing those magnificent views! Ducted heating & cooling maintains comfort control throughout & a practical laundry contains additional built in storage. Step outside to the porch & undercover entertaining space, part of the low

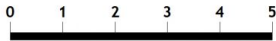
Price : \$ 450,000
Land Size : 292 sqm
View : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/eaglehawk/residential/unit/6463166>



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GROUND FLOOR



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	- 112 m ²
Garage	- 38 m ²
Entertaining	- 22 m ²
Porch	- 10 m ²
Total	- 182 m²



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