




# LUKE GOGGIN REAL ESTATE



## 24 Egans Road Huntly VIC

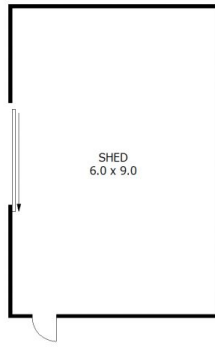
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This great property offers 4 bedrooms, 2 bathrooms & great sized living spaces plus shedding, all on 1.24 acres (approx). From the front entrance, step through to the spacious L shaped lounge & then into open plan kitchen/dining space. The kitchen provides good bench & cupboard space & includes a built in pantry. There's also a large, separate rumpus room with ample built in storage, perfect as a teenagers retreat. The main bedroom features a 3 piece ensuite, walk in robe & built in desk, whilst 2 of the remaining 3 bedrooms have built in robes. There's a full family bathroom with separate toilet adjacent, functional laundry & abundant built in storage in the hallway. Heating & cooling is maintained by a Jindara wood heater, ducted cooling & ceiling fans. Outside you will find a large undercover back verandah for entertaining, a 9x6m shed with concrete floor & 3 phase power, garden & chook sheds, 2 large rainwater tanks, a separately fenced, secure

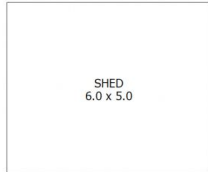
**Price** : \$ 650,000  
**Land Size** : 5022 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/huntly/residential/house/6657060>



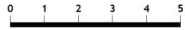
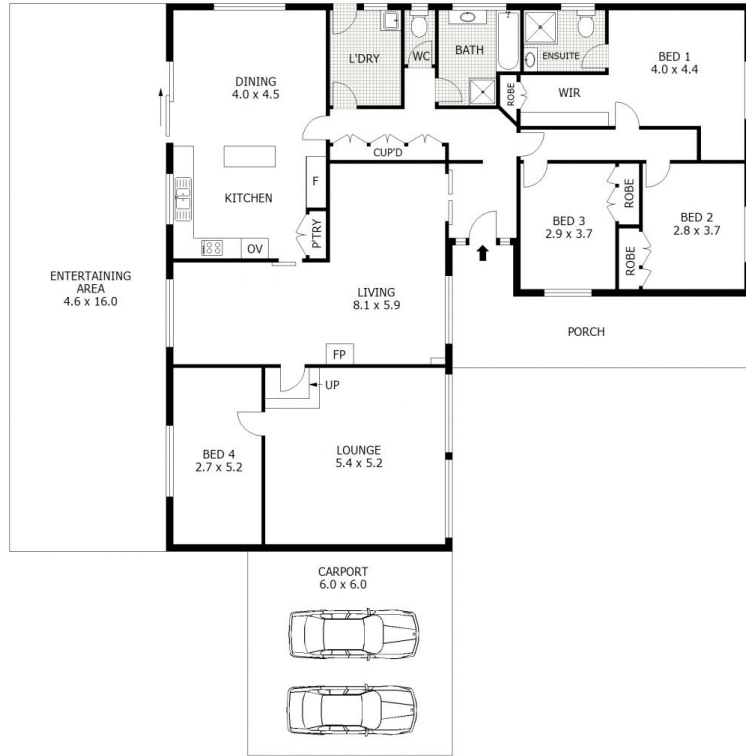
**Melinda Goggin**  
03 5442 1422



(NOT IN POSITION)



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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	- 194 m <sup>2</sup>
Shed	- 84 m <sup>2</sup>
Entertaining	- 74 m <sup>2</sup>
Carport	- 36 m <sup>2</sup>
Porch	- 21m <sup>2</sup>
<b>Total</b>	<b>- 409 m<sup>2</sup></b>

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