

# LUKE GOGGIN REAL ESTATE



24 Sailors Gully Road Eaglehawk VIC

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Everything is within walking distance at this convenient address - shops, schools, public transport, the Star Cinema, Canterbury Park gardens, sporting facilities & Lake Neangar. This little charmer would suit a multitude of buyers - investors, downsizers, first home buyers & with Commercial 1 zoning, it could also be used as a business office. Step from the front verandah inside onto the polished floorboards of the wide hallway. Other period features include high, decorative ceilings & fireplaces (both chimneys are in good working order) & picture rails. There is a spacious lounge & 2 good sized bedrooms. The second bedroom is connected to the study, which could also function as a nursery. A light & bright bathroom includes a shower over the bath, toilet & vanity. The updated kitchen contains plenty of storage including a built in pantry & recently added dishwasher & is open to the dining area. Ducted gas heating & evaporative cooling & a

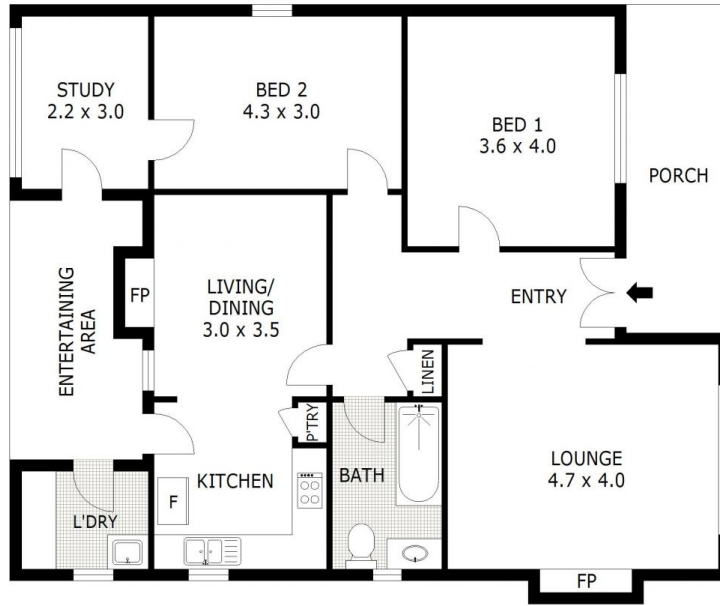
**Price** : \$ 411,500  
**Land Size** : 298 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/eaglehawk/residential/house/7445943>



**Melinda Goggin**  
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GARDEN  
SHED  
1.5 x 1.5

(NOT IN POSITION)



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         | - 96 m <sup>2</sup>  |
| Entertaining Area | - 10 m <sup>2</sup>  |
| Shed              | - 02 m <sup>2</sup>  |
| Porch             | - 10 m <sup>2</sup>  |
| Total             | - 118 m <sup>2</sup> |



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