



# LUKE GOGGIN REAL ESTATE



## 17 Humboldt Drive Long Gully VIC

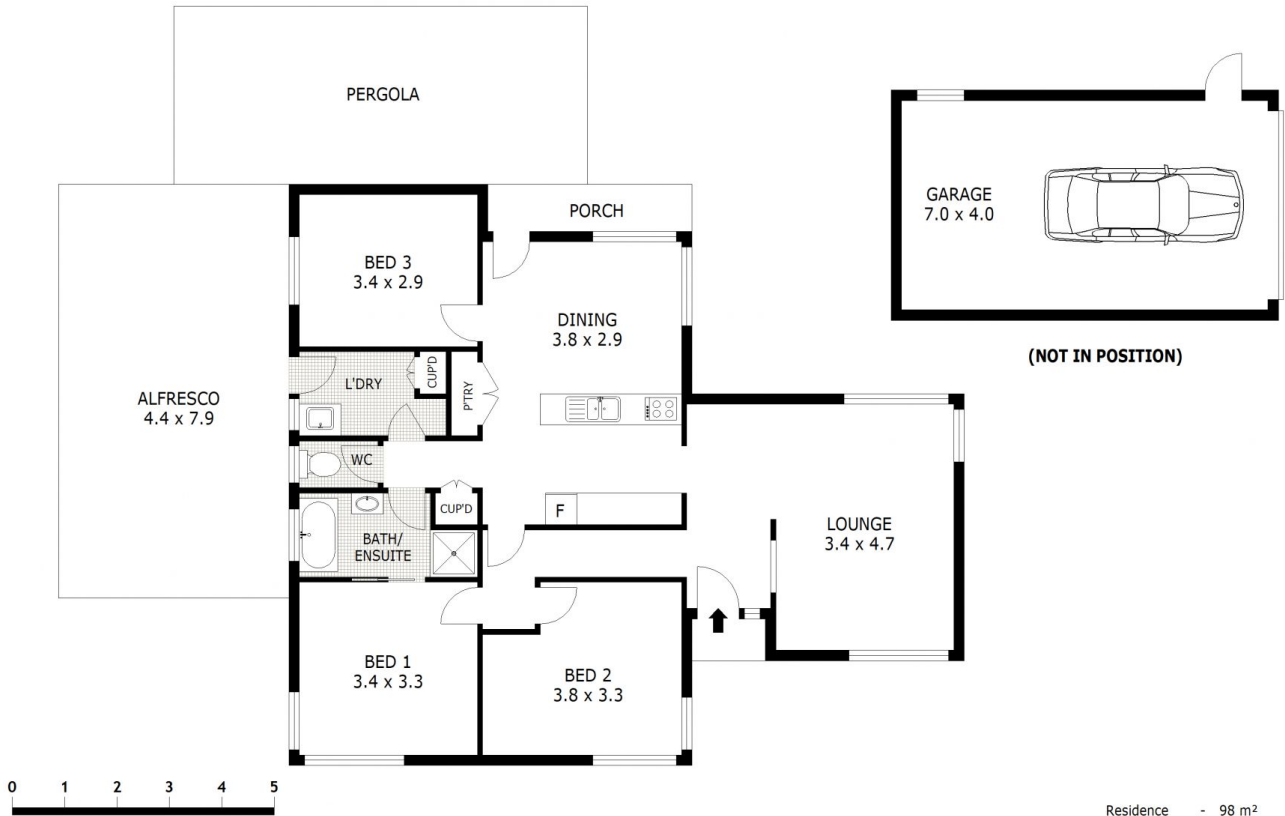
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Set on a 729m2 allotment, this well presented property will suit first home buyers, downsizers & also investors. Step inside to the light filled lounge, with large windows overlooking the front garden. Follow through to the kitchen which includes a built in pantry, upright stove & breakfast bar & opens to the dining area. There are 3 bedrooms, the main accesses the walk through 3 piece bathroom, with a separate toilet adjacent. A split system, wall airconditioner & ceiling fans maintain comfort control throughout the home. The laundry contains built in storage & leads out to the large, undercover entertaining space. There's a great sized, secure back yard with double gate access to the 7mx4m garage with concrete floor & power as well as a water tank & shade cloth pergola area at the side. The added bonus of solar panels helps to keep electricity bills to a minimum. Close to schools, shops, transport & The Bendigo Stadium (Red Energy Arena) & with no

**Price** : \$ 400,000  
**Land Size** : 729 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/long-gully/residential/house/7524277>



**Melinda Goggin**  
03 5442 1422



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.

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|-----------|----------------------|
| Residence | - 98 m <sup>2</sup>  |
| Alfresco  | - 35 m <sup>2</sup>  |
| Pergola   | - 27 m <sup>2</sup>  |
| Porch     | - 4 m <sup>2</sup>   |
| Garage    | - 28 m <sup>2</sup>  |
| Total     | - 192 m <sup>2</sup> |



# 17 Humboldt Drive, Long Gully