




# LUKE GOGGIN REAL ESTATE



**64 Myrtle Road Ascot VIC**

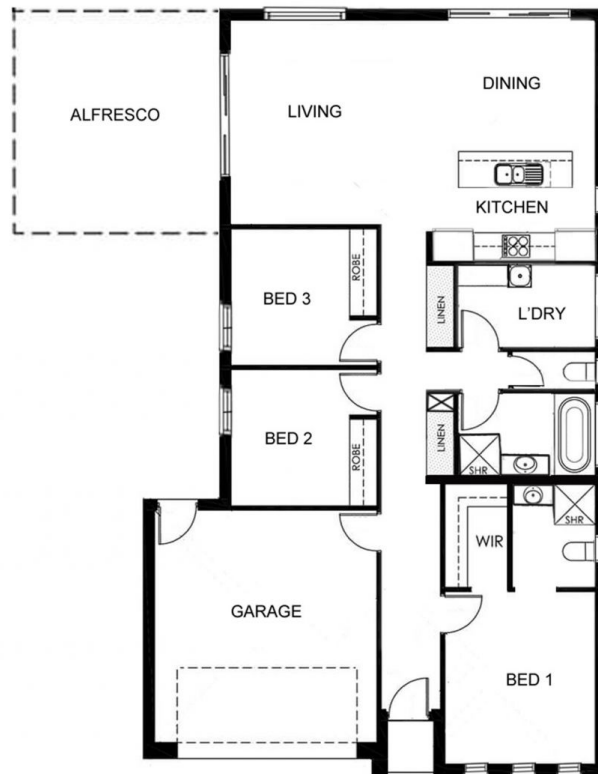
**3**  **2**  **4** 

This great property is set on a 648m2 (approx) allotment & offers 3 bedrooms, 2 bathrooms & open plan living as well as the added bonuses of side access, a 6x6m shed with concrete floor & power & 12 solar panels to significantly reduce energy bills. Close to schools, shops, transport & Bendigo Golf Course, you can walk to Epsom Train Station, Epsom Village & medical facilities. The spacious main bedroom features a walk in robe & 3 piece ensuite, while the 2 remaining bedrooms have built in robes & are adjacent to the family bathroom with separate toilet & laundry containing handy storage. The light & bright open plan living area forms the hub of the home. The practical kitchen includes modern appliances, an island bench & built in pantry. There's a dining area & lounge which opens to the undercover alfresco. Ducted heating & a split system maintain comfort control. Outside you will find an easy care backyard, 2 water tanks, the colorbond shed & a double

**Price** : \$ 575,000  
**Land Size** : 648 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/ascot/residential/house/7751317>



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\*Floor plan not to scale. For illustration purposes only.