

# LUKE GOGGIN REAL ESTATE



## 63 Evergreen Boulevard Jackass Flat VIC

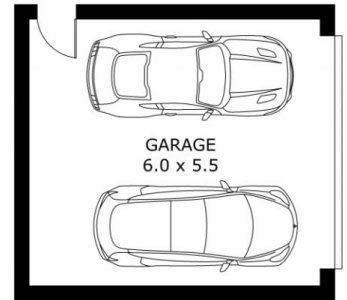
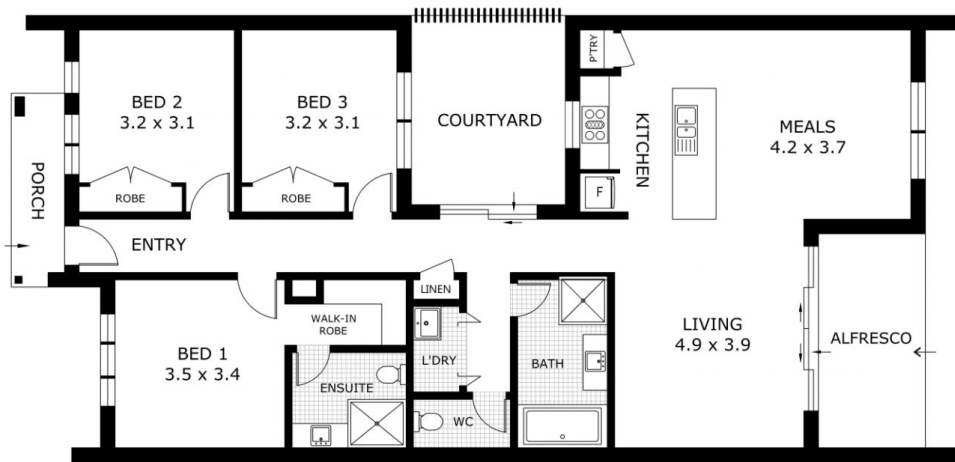
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Located in a popular estate, overlooking picturesque park lands, a public playground & walking & cycling tracks is this modern 3 bedroom home. It provides excellent value & ticks all the boxes for both investors, first home buyers & downsizers alike. The main bedroom features a walk in robe & ensuite, while the remaining bedrooms contain built in robes. There's a functional, family bathroom, separate toilet & european laundry as well as a handy linen storage cupboard & sun filled court yard area. Open plan living is provided within the light & bright kitchen/dining/living space. Ducted heating & cooling maintain comfort control throughout the home. A glass sliding door leads outside to the undercover alfresco & the low maintenance, secure backyard & double lock up garage. Located close to shops, transport, a child care centre & golf course & only a short drive to Bendigo CBD. With a potential rent return of around \$440 per week, this property would make a great

**Price** : \$ 455,500  
**Land Size** : 304 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/jackass-flat/residential/house/7836289>



**Melinda Goggin**  
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( 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	- 129.70m <sup>2</sup>
Porch	- 4.02m <sup>2</sup>
Alfresco	- 9.46m <sup>2</sup>
Garage	- 38.69m <sup>2</sup>
Total	- 181.87m <sup>2</sup>



# 63 Evergreen Boulevard, Jackass Flat