

# LUKE GOGGIN REAL ESTATE



**7/4-6 Greenview Circuit Epsom VIC**

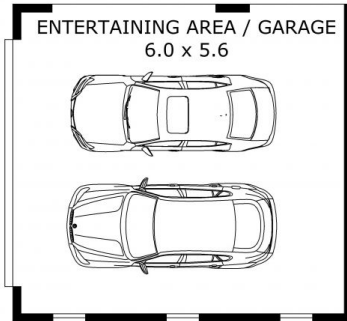
**3**  **2**  **2** 

Nestled on the edge of parkland as part of the Acacia Park subdivision, this beautifully presented, low maintenance property offers 3 bedrooms, 2 bathrooms & two separate living areas. The main bedroom includes an ensuite & built in robes while the remaining bedrooms also have built in robes. There's a 4 piece, sleek family bathroom & practical laundry with storage. Living space comprises of the formal lounge & combined kitchen, dining & sitting areas. Ducted heating & cooling & a split system maintain comfort control throughout the home. A glass sliding door leads outside to the covered entertaining space, established side plants provide privacy while synthetic grass & pebbles create a secure yard which can be easily locked up & left if required. The double garage is accessed directly from the street & is open on one side. Close to schools, transport, Epsom Village & Train Station, Bunnings & just a 10 minute (approx) drive to Bendigo CBD, this property is sure to

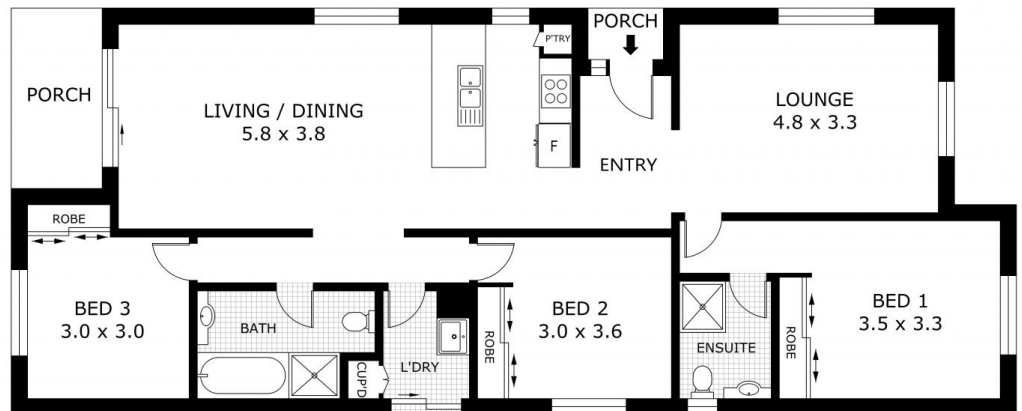
**Price** : \$450,000-\$480,000 NEW PRICE  
**Land Size** : 311 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/epsom/residential/townhouse/7949577>



**Melinda Goggin**  
**03 5442 1422**



( 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	- 113.0 m <sup>2</sup>
Verandah	- 6.6 m <sup>2</sup>
Garage	- 33.0 m <sup>2</sup>
Total	- 152.6 m <sup>2</sup>



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