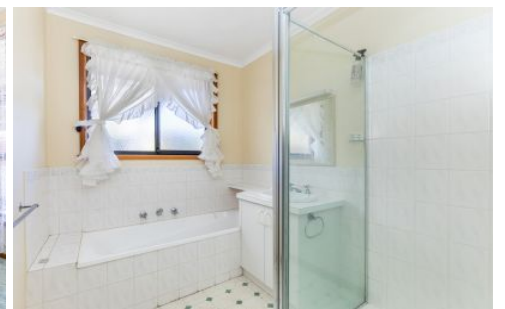





LUKE GOGGIN REAL ESTATE



28 Magazine Boulevard Golden Square VIC

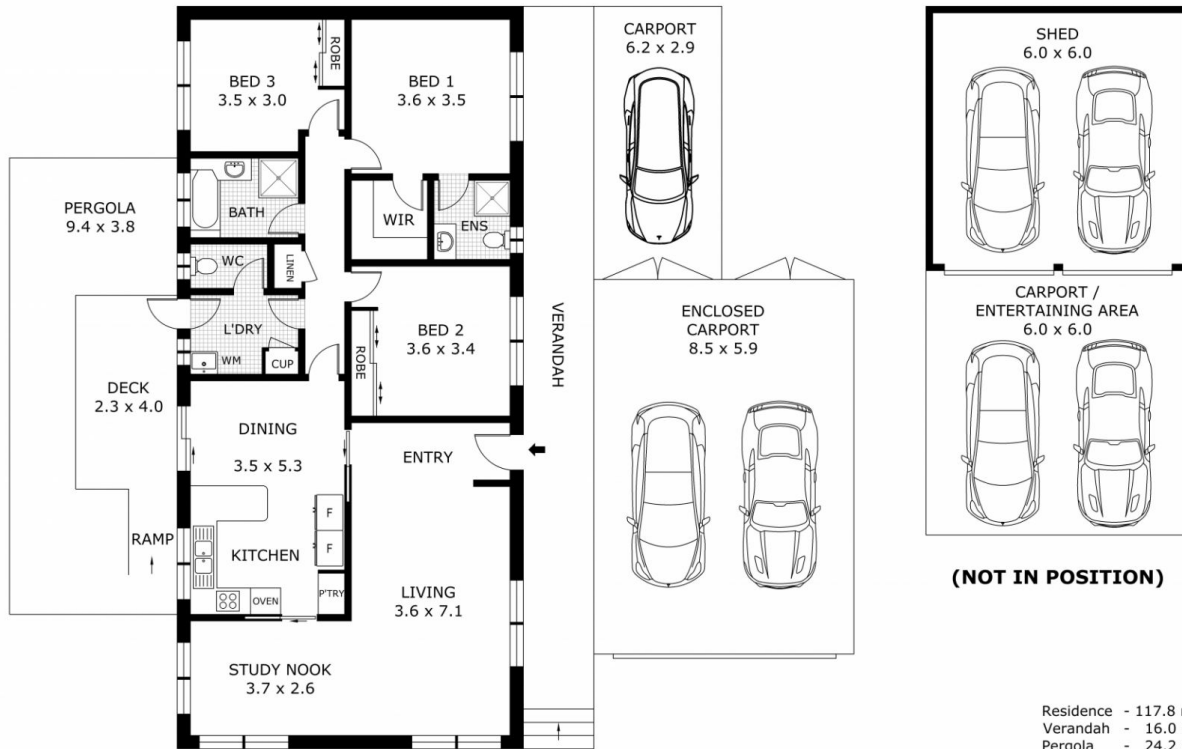
3  **2**  **5** 

Set on a 793m2 (approx) allotment in popular Golden Square is this spacious 3 bedroom, 2 bathroom brick veneer in original condition. The home features a generous L-shaped lounge with extra space for a study nook which leads through to the dining area & then into the kitchen which contains a wall oven, stove top & built in pantry. The main bedroom includes a walk in robe & ensuite, while the remaining bedrooms feature built in robes. The family bathroom contains a bath, shower & vanity with separate toilet adjacent. There's also a good sized laundry & built in linen cupboard. Ducted cooling, a HRV heating system & ceiling fans maintain comfort control throughout the home. Step outside to the fantastic undercover decked seating area, there's also a garden shed & larger shed with concrete floor & power as well as a double carport with room for a caravan or trailer & a fully enclosed spacious backyard with a rainwater tank. Solar

Price : \$530,000-\$550,000
Land Size : 793 sqm
View : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/golden-square/residential/ho-use/7953281>



Brooke Browning
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.

Residence	- 117.8 m ²
Verandah	- 16.0 m ²
Pergola	- 24.2 m ²
Deck	- 11.5 m ²
Encl Carport	- 50.1 m ²
Carport	- 17.9 m ²
Shed	- 36.0 m ²
Carport / Ent. Area	- 36.0 m ²
Total	- 309.5 m²



28 Magazine Boulevard, Golden Square