

# LUKE GOGGIN REAL ESTATE



## 13 Olympic Parade Kangaroo Flat VIC

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This well presented property will suit a multitude of buyers. It provides abundant natural light & has new carpet & lino throughout as well as fresh white paint internally. There's a spacious lounge with sliding doors & bonus sunroom/sitting area on entry. A light & bright kitchen contains a brand new oven & good cabinetry/bench space. The 3 bedrooms are sizeable with the main offering a walk-in-robe/dressing room. A 3 piece bathroom is located off the main hallway, whilst there is a second toilet adjacent to the laundry. Gas heating, a split system & ceiling fans ensure year-round comfort. The fully-fenced, low maintenance yard contains a double gated car space. Within walking distance of all the local amenities including shops, schools, sporting facilities & transport (including the train station), while still only 6kms approx to Bendigo CBD, the great location also provides easy access when driving to Melbourne.

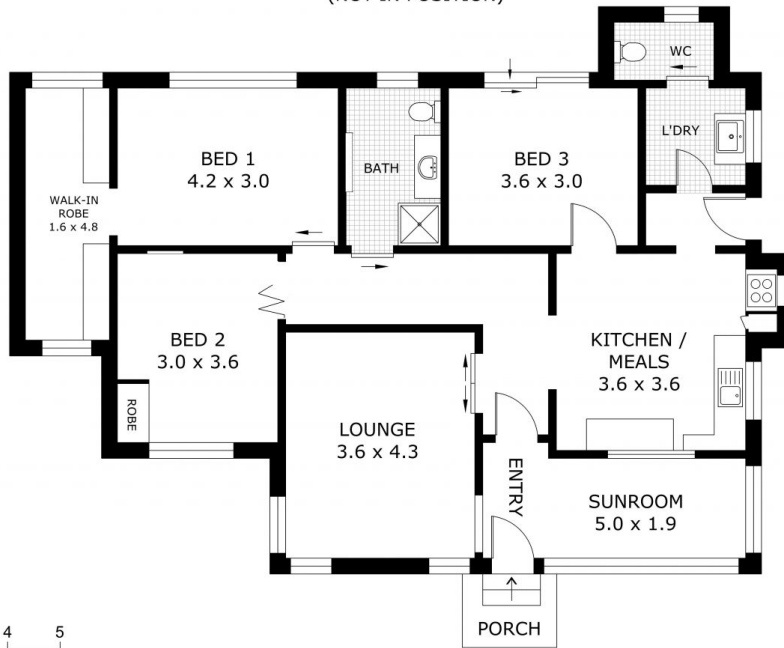
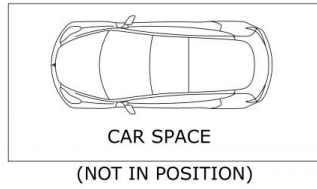
**Price** : \$ 400,000  
**Land Size** : 364.8 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/kangaroo-flat/residential/house/7977811>



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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 - 111.4m<sup>2</sup>  
Porch - 2.5m<sup>2</sup>  
Total - 113.9m<sup>2</sup>



## 13 Olympic Parade, Kangaroo Flat