

# LUKE GOGGIN REAL ESTATE



## 2/7 Stout Street Bendigo VIC

2 1 1

One of only 2 on the block (NO body corporate), this great property offers a fantastic location right next to Bendigo Hospital & walking distance to the CBD, schools, shops & transport as well as sporting venues, theatres, galleries & eateries. From the private entry, step through to the separate light filled lounge & then to the kitchen/meals area providing access to the outside Modwood deck, a perfect place to dine al fresco. The kitchen itself boasts modern appliances & a built-in pantry. There are 2 good sized bedrooms with generous built-in robes, a sleek modern bathroom containing a shower & vanity, the separate toilet is adjacent. Comfort control is maintained throughout the home by ducted cooling & a gas wall furnace. Other features include solar panels, new hot water system & updated floor coverings & blinds. Outside, there's a single

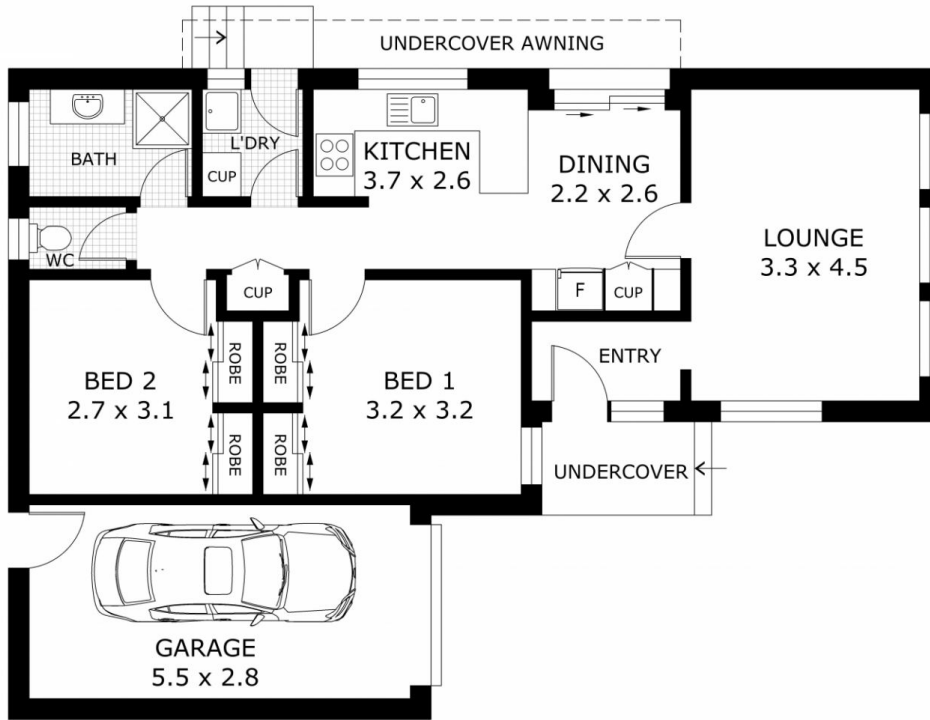
**Type** : Unit  
**Price** : \$ 425,000  
**Land Size** : 236 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/bendigo/residential/unit/8194211>



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[For full version visit the website](https://www.goggin.com.au)

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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 - 67.4m<sup>2</sup>  
 Undercover - 2.9m<sup>2</sup>  
 Garage - 15.4m<sup>2</sup>  
 Total - 85.7m<sup>2</sup>



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