

Under Contract



311 Rowan St, Golden Square



## Timeless Classic on Super Lot - 4 minutes Bendigo CBD

Located just minutes from the Bendigo CBD, and St John of God Hospital is where you'll find this first time selling family home. With sweeping views from the Cathedral to Kangaroo Flat most people say these are the best views in Bendigo. Sitting on approx. 3200 Sq metres, with an elevated and private position, come take a peek at this once in a lifetime opportunity

The home features:

- 3 large bedrooms, 2 with built in robes and the master features a walk in robe with integrated double basin ensuite with separate toilet and shower.
- Large study or 4th bedroom.
- Open plan Kitchen with breakfast bar and step in pantry, adjoining the everyday living and dining space.
- Formal living area with gas log fire, bar and formal dining area.
- Large rumpus room
- Central bathroom with double basins.
- Separate toilet and separate shower room
- Oversized laundry with an abundance of cupboard and bench space
- Separate store room which could easily be converted into a large butlers pantry.
- Gas ducted heating.
- Split system reverse cycle cooling with additional box coolers in the master suite and the 3rd bedroom.

🛏 4 📶 2 🚗 6 🏠 3,200 m<sup>2</sup>

<b>Price</b>	\$665,000
<b>Property Type</b>	Residential
<b>Property ID</b>	115
<b>Land Area</b>	3,200 m <sup>2</sup>

### Agent Details

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### Office Details

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**McCORMICK & CO**

- Numerous outdoor entertaining areas
- Outdoor store room.
- Workshop or tool room.
- Cellar
- Shed with concrete floor
- 2 car carport
- Additional parking for 4 cars or the caravan
- Well established gardens with mature trees throughout the grounds
- In ground salt chlorinated pool
- All this and much more positioned on approx. 3200m<sup>2</sup>

Rare Opportunity..

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