



## 13 Gobur Street, EUROA, VIC 3666

### Elite Position Opposite Lawn Tennis Courts and Friendlies Oval

Positioned in one of Euroa's most tightly held residential pockets, 13 Gobur Street enjoys an enviable location at the Seven Creeks end of the street, directly opposite the Euroa Lawn Tennis Courts and Friendlies Oval. Set on a generous 1,013m<sup>2</sup> (approx.) allotment, this quality brick veneer residence presents an outstanding opportunity for buyers seeking space, comfort and a blue-chip address.

The home is a classic double-fronted design and is complemented by a double lock-up garage, wide hallways and a well-considered floorplan that caters effortlessly to family living and entertaining. A formal living and dining area greets you on entry, enjoying pleasant outlooks across the lawn tennis courts and Friendlies Oval, and providing a refined space ideal for entertaining or quiet retreat.

The spacious main bedroom suite is positioned for privacy and features a walk-in robe, updated ensuite, split-system air conditioning and ceiling fan. The room also benefits from views across to the tennis courts and oval, creating a comfortable and light-filled parents' retreat.

A further three generously proportioned guest bedrooms are serviced by the central family bathroom with bath, a separate toilet, and a practical laundry featuring a walk-in

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**TYPE:** For Sale

**INTERNET ID:** 300P194885

#### SALE DETAILS

Expressions of Interest  
Close 12th May at  
2.00pm

#### CONTACT DETAILS

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linen press. Two bedrooms offer built-in robes and the third enjoying the benefit of a walk-in robe. Ceiling fans are installed in all four bedrooms for year-round comfort.

At the heart of the home, the open-plan kitchen, living and informal dining area overlooks the beautifully manicured gardens and lawn, allowing natural light and garden views to enhance the living spaces. The kitchen is well-appointed with a dishwasher, induction cooktop, double sink and walk-in pantry, offering both functionality and ample storage for family living.

Flowing directly from the informal living zone is a covered alfresco entertaining area, creating the perfect space to host family and friends. This inviting outdoor area is complete with lighting and a ceiling fan, allowing for comfortable year-round entertaining while enjoying views over the established gardens.

Comfort is assured throughout the seasons with ducted evaporative cooling and ducted gas heating throughout the home.

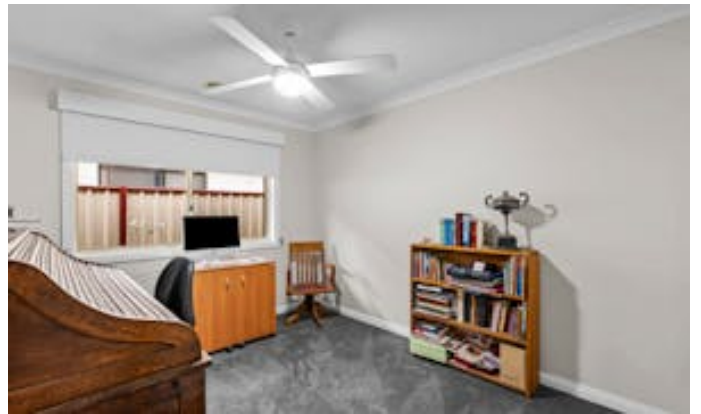
Outdoors, the property continues to impress with excellent shedding and functionality. A powered shed with water connected and wood heater provides ideal space for hobbies or storage, while a large garden shed further enhances practicality. Convenient rear yard access is available through the garage via a roller door, making garden maintenance or additional storage access effortless.

The gardens have been meticulously maintained and are supported by automatic watering systems, creating an attractive, low-maintenance outdoor environment that perfectly complements the home's overall presentation.

Presented in excellent condition, this outstanding property combines a premium location with generous proportions, quality improvements and superb outdoor features, making it a highly desirable offering in the Euroa market.

- Land Area 1,013.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage







# 13 Gobur Street, Euroa



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