



## 22 Galloway Street, ASCOT, VIC 3551

### Lock Up & Leave Lifestyle

Crafted by the highly regarded team at Langdon Building, this home is offered to the market with vacant possession, meaning you can settle as soon as you wish, and occupy immediately. It has been designed for comfort and ease of living - ideal for couples and families seeking a lock up and leave lifestyle, space, and quality.

Investors will be pleased to know that our team Elders PM expect there would be a high level of interest from prospective renters in the current market. The appraised rental value is available to you upon request.

Beautifully presented, this modern home offers 4 very generously proportioned bedrooms featuring built in robes with mirrored doors. The master bedroom includes a walk-in robe and ensuite. It also features extensive glazing to maximise the magnificent outlook across the street to the meandering creek, lined by leafy green, centuries old river redgums, bringing you directly in touch with nature. Situated on a peaceful street with no through traffic, it's a real point of difference for a residential setting to not overlook, or be overlooked by opposite neighbours.

Other noteworthy attributes include easy care landscaped gardens and a covered alfresco. There's a personal access gate to the side of the home, and a manual roller

**TYPE:** For Sale

**INTERNET ID:** 84P2926

#### **SALE DETAILS**

**\$700,000 - \$770,000**

#### **CONTACT DETAILS**

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Patrick Skahill**  
0401 722 581

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

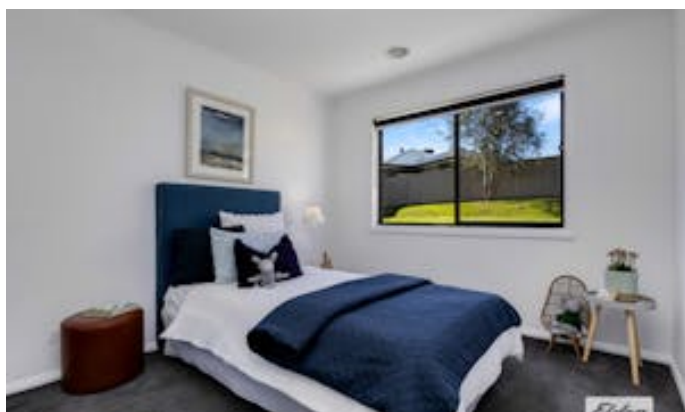
door to the rear yard beyond the automatic double garage door. This home boasts a clean neutral dÃ©cor and warm downlighting throughout, together with an abundance of natural light. The kitchen includes a large island bench with breakfast bar, stylish pendant lighting, 900mm cooker, and a cavity and plumbing for a double door fridge. Ducted gas heating, evaporative cooling, and instantaneous solar and gas hot water.

This is a private but welcoming and friendly neighbourhood, connected to its beautiful natural surrounds. It is only a 4 minute drive from Epsom Village shops and services, as well as nearby allied health options and the Epsom Railway Station. A walking track connects you to a local childcare, and it's a short drive to schools, and a 10 minute drive to central Bendigo.

- Land Area 608.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







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Scale in meters, indicating only. Dimensions are approximate. All information is provided as a guide only. No warranty is given for accuracy. All information is provided as a guide only. No warranty is given for accuracy.