



23 Belinda Avenue, GOLDEN SQUARE, VIC 3555

The Perfect Balance

Elders Easy Sale closes Tuesday 14 October, 2:00pm

Indicative Sale Price \$515,000 - \$550,000

This four bedroom brick veneer home offers plenty of space for everyone, in a popular and central location.

Inside, a generous living room and a large kitchen/meals area provide relaxed spaces for everyday life and family gatherings, complemented by ducted gas heating and evaporative cooling. The main bedroom features an ensuite and built in robes. The fourth bedroom would also work perfectly as a study or play room for younger children.

Outdoor living is easy with a paved, undercover entertaining area overlooking the 552sqm block. A double carport and extra off street parking complete the picture, while the location keeps you within easy reach of the Kangaroo Flat shopping precinct, mid-way between the CBD and Lansell Square, and convenient to multiple schools and day care centres.

TYPE: For Sale

INTERNET ID: 84P2947

SALE DETAILS

**Easy Sale Closes Tue
14 Oct - ISP
\$515k-\$550k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill
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A real bonus for those who enjoy an active lifestyle is the home's proximity to Cooinda Park and the scenic Bendigo Creek Trail, which leads straight to the door of the Gurri Wanyarra Leisure Centre via Rotary Park. Families can ride their bikes to swimming lessons, or enjoy a jog along the trail as their pre-workout warmup.

Compliant with rental standards and ready to move straight in, this home also offers plenty of scope to refresh and personalise to your taste to improve comfort and/or rental return.

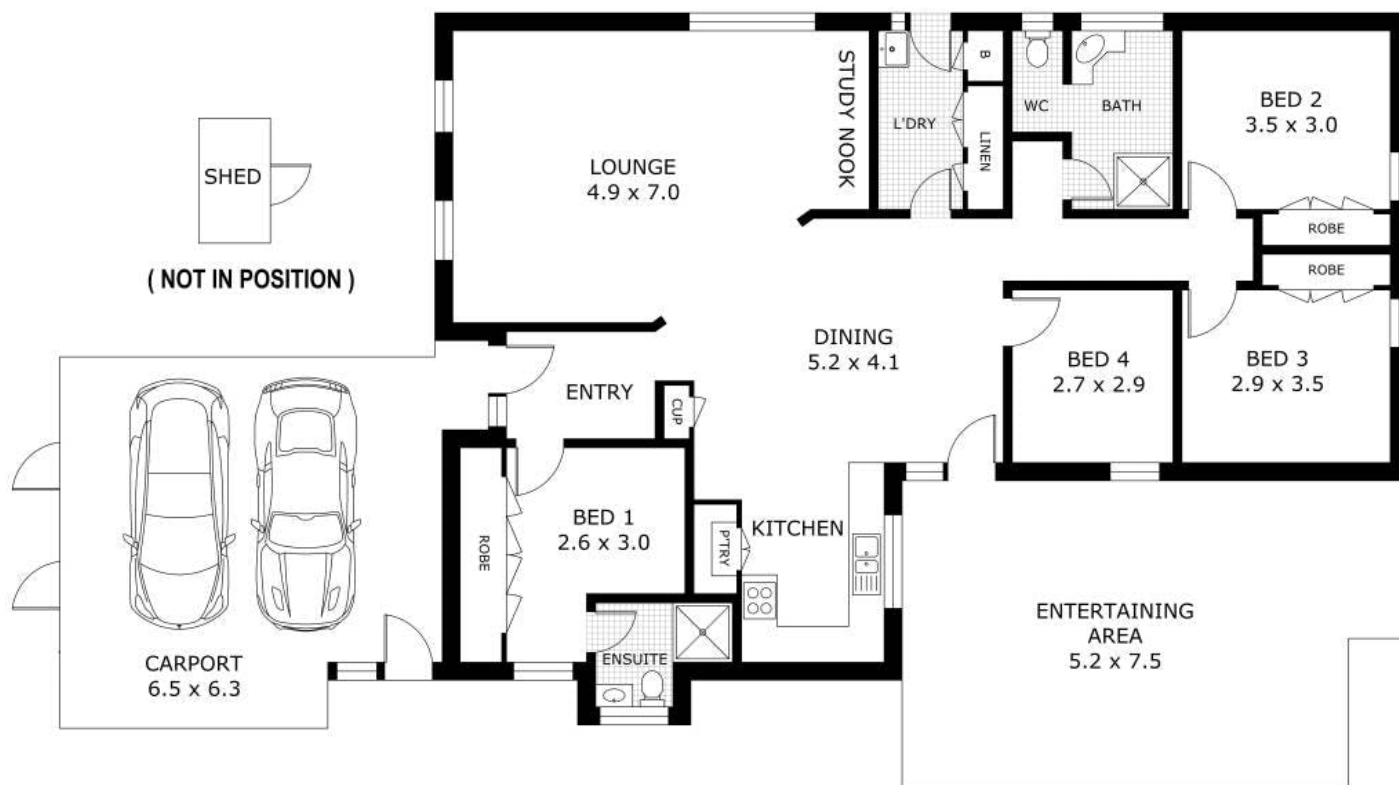
It's a rare opportunity to secure a home that balances comfort, convenience, and lifestyle in a sought after neighbourhood, but this home has it all.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 552.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Double carport







**23 Belinda Avenue,
GOLDEN SQUARE**

Residence	- 137.1 m ²
Ent. Area	- 39.0 m ²
Carport	- 40.9 m ²
Shed	- 2.5 m ²
Total	- 219.5 m ²



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.