



## 3 Ash Street, GOLDEN SQUARE, VIC 3555

Character, Comfort & Room to Grow

Elders Easy Sale Closes Wednesday 18 February, 2pm (unless sold prior)

Indicative Sale Price \$540,000 - \$570,000

Set in a quiet no-through street and positioned for convenience, this versatile property offers broad appeal for first home buyers, families, investors, developers (STCA), and those seeking a home-based business opportunity.

With a substantial block of approximately 800sqm, and walking distance to Kangaroo Flat train station, Cooinda Park, and local amenities, the lifestyle and investment advantages are clear.

Behind its charming 1960s weatherboard facade, the home welcomes you with fresh modern updates. The open-plan layout creates an inviting central hub, while three bedrooms provide comfortable accommodation.

Two bedrooms include built in robes, and the main bedroom at the front of the home features its own external entrance, ideal for a consulting room, studio, or second living

**TYPE:** For Sale

**INTERNET ID:** 84P2988

### SALE DETAILS

**Easy Sale Closes Wed 18 Feb - ISP \$540k - \$570k**

### CONTACT DETAILS

**Elders Real Estate Bendigo**  
46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Patrick Skahill**  
0401 722 581

space if preferred.

Modern comforts include a 5kwa solar system to help reduce running costs, instant gas hot water, ceiling fans to all bedrooms, and two inverter split systems for year-round climate control.

Investors will be pleased to know Elders Property Management anticipate strong rental interest in the current market. A rental appraisal is available to you upon request.

The extensive shedding provides exceptional storage and workspace options, perfect for trades, hobbyists or those needing secure room for equipment. The well-proportioned block offers further scope for future development (STCA).

Located just minutes from Bendigo CBD and within easy reach of Kangaroo Flat Bushland Reserve, local gyms, schools, shops and transport, this property delivers convenience, space and flexibility in equal measure.

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

- Land Area 800.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 6 car garage



