



## 94 Grant Street, GOORNONG, VIC 3557

### Room to Move, Space to Add, Lifestyle to Love

Set on approximately half an acre, this terrific property offers outstanding value for those seeking space, comfort and a relaxed regional lifestyle within an easy drive of Bendigo. It's an ideal option for first home buyers, downsizers and investors wanting room to grow without compromising convenience.

The home is currently leased to excellent renters on a periodic agreement, giving you the flexibility of vacant possession at settlement. The renters have also expressed interest in renewing for a further fixed term, providing a reassuring level of stability for investors.

Fronting Grant Street, with rear access available from Bagshot Street, the property's generous land size delivers clear lifestyle advantages. There is ample space to add additional shedding, a bungalow or further improvements (STCA).

The home features two generous bedrooms and an open plan kitchen, dining and living zone with split system heating and cooling for year round comfort.

Outdoor living is well catered for, with a covered barbeque and sitting area perfect for relaxed entertaining. The backyard is securely fenced for children and pets, and a

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**TYPE:** For Sale

**INTERNET ID:** 84P3059

**SALE DETAILS**

**\$450,000 - \$490,000**

**CONTACT DETAILS**

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
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**Patrick Skahill**  
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garden shed adds practical storage.

Goornong continues to be a favoured township on Bendigo's outskirts and is now more convenient than ever, just 15mins from Epsom Village and well serviced by bus and rail. Families will love the easy walk or ride to the local primary school, as well as the short stroll to the Drovers Arms Hotel, the Rec Reserve and the seasonal outdoor pool.

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

- Land Area 2,022.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport





94 Grant Street.

Bedroom - 12 sqm  
Bathroom - 4 sqm  
Kitchen - 8 sqm  
Living - 40 sqm  
Dining - 8 sqm  
Lounge - 42 sqm  
Veranda - 10 sqm  
Shed - 10 sqm  
Garage - 7 sqm  
Total - 137 sqm  
Scale in meters. Indicative only. Dimensions are approximate. All information is current as of the date of publication. Please contact the agent for the details.