

135 Goynes Road, Epsom, Vic 3551

**McKean
McGregor**

Sold House

Friday, 18 August 2023

135 Goynes Road, Epsom, Vic 3551

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1052 m2

Type: House



Jayden Donaldson
0437177379



JJ Miles
0431058700

\$560,000

Positioned on a large allotment and close to bus stops and Epsom Primary School, the property is an easy drive to the amenities of Epsom, Eaglehawk and White Hills including the White Hills Botanical Gardens. Perfect for a buyer who is seeking a move-in ready home that provides the opportunity for value-adding, this brick build could easily be transformed with simple, cosmetic alterations. Key selling points:- Family-friendly locale: walk to bus stops and primary school; just minutes from Epsom Shopping Village, the property is also only five minutes to the many amenities of both White Hills and Eaglehawk, and just on 10 minutes to Bendigo's city centre- Two generous living areas- Spacious paved undercover alfresco area with built-in barbeque- Two large sheds (concrete flooring, power, lights – one with direct access through to double garage, one set up as studio/third living) Occupied for over 30 years by the same family, this practical family home provides a fantastic opportunity for someone after easy living with room to improve. The low-maintenance front yard offers ample off-street parking and leads to the double garage – which features access to the rear yard. A wide veranda takes you to an entry and the front door opens directly into a recently refurbished open plan kitchen, living and dining space. Off this room is an incredibly spacious lounge with a large bay window. All three bedrooms are positioned at one end of the house, each with built-in robes and the main bedroom with an ensuite. A family bathroom services the remaining two bedrooms and the sizeable laundry provides dual access from both the kitchen and the hallway, and opens out to the backyard. Outdoors, an undercover alfresco area runs the width of the home and is perfect for entertaining. Two sheds ensure there is more than enough room for extra vehicle storage, workshop, storage or additional living. To one side of the allotment is a lawn area and neat garden beds. Additional features:- Reverse cycle split system heating and cooling in living and 2 x bedrooms- Gas wall heater in lounge- Ceiling fans throughout- Recently updated kitchen with appliances including dishwasher, wall oven, separate grill and four-burner gas cooktop- Good-sized rooms throughout- Excellent off-street parking- Large lawn area and established lemon tree- Security doors at front and rear- External blinds

Disclaimer: All property measurements and information has been provided as honestly and accurately as possible by McKean McGregor Real Estate Pty Ltd. Some information is relied upon from third parties. Title information and further property details can be obtained from the Vendor Statement. We advise you to carry out your own due diligence to confirm the accuracy of the information provided in this advertisement and obtain professional advice if necessary. McKean McGregor Real Estate Pty Ltd do not accept responsibility or liability for any inaccuracies.