

33 Macdougall Road, Golden Square, Vic 3555

**McKean
McGregor**

House For Sale

Friday, 3 November 2023

33 Macdougall Road, Golden Square, Vic 3555

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 478 m2

Type: House



Vanessa Appleby
0413543897

\$450,000

This low-maintenance brick home is located on a corner allotment, walking distance to bus stops, sporting reserves and just a few blocks from the many amenities of Golden Square. With the city centre also only minutes away, this property is in a great locale. Enjoying a private garden and with the potential to add value, the home is perfect for a first-time buyer, a downsizer, or an investor seeking a solid option with a good rental history. Convenient locale: a 10-minute walk to the many amenities of Golden Square including shops, hotel, cafes and swimming pool; 7-minute drive to Bendigo CBD; walk to bus stops and sporting reserve. Good off-street parking and secure access to carport. Recently repainted and refloored. Private rear garden with established plum tree and garden shed. A low-maintenance garden leads to the main entry and the front door opens directly into a light-filled lounge room. Off this room is a good-sized kitchen and dining space. A glass sliding door opens out to the carport, which is secure behind double gates. This space could also easily serve as a spacious undercover alfresco area and features a garden shed at one end – perfect for storage. Off the main living area are three bedrooms – two with built-in robes – along with a bathroom, separate toilet and a laundry. The laundry provides access to the rear garden and this private space is mainly set to lawn with a large, mature plum tree providing plenty of shade in the warmer months. Additional features: Gas wall heater in lounge, Air conditioner in kitchen diner, Kitchen appliances including dishwasher, wall oven with separate grill and five-burner gas cooktop, New blinds, Corner block, Gas hot water system. Ample natural light throughout. 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.