

**63 Golf Course Road, Ascot, Vic 3551**



**House For Sale**

Tuesday, 14 May 2024

63 Golf Course Road, Ascot, Vic 3551

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



Matt Connolly  
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Ray Nicholson  
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## **Auction Price Guide \$500,000 - \$550,000**

Welcome to 63 Golf Course Road, Ascot - a lifestyle property offering the perfect blend of serenity and convenience. This versatile property is tailored for equine enthusiasts, boasting amenities ideal for horses while accommodating other livestock needs. Enjoy the luxury of dual street access from Golf Course Road and Fairway Drive, enhancing accessibility and privacy across the expansive 2.9-acre landscape. The residence features a cozy 2-bedroom layout with the flexibility of a study/3rd bedroom option, ensuring ample space for both living and working. Complete with 1 bath and 3 car spaces, this property offers comfort and functionality for everyday living. Benefit from town water supply supplemented by water tanks, ensuring reliability and sustainability year-round. Conveniently located near Epsom shopping center, public transport hubs, daycare centers, and schools, this property epitomizes the perfect balance of rural tranquility and urban convenience. Golf enthusiasts will appreciate its proximity to the prestigious Bendigo Golf Club, while racing enthusiasts will find themselves just a stone's throw away from the renowned Bendigo Jockey Club. With a rental return of \$550 per week. This property presents not only a picturesque lifestyle opportunity but also a sound investment prospect. Don't miss out - express your interest today and seize the chance to make this exceptional property yours!