

98 Booth Street, Golden Square, Vic 3555



House For Sale

Friday, 3 May 2024

98 Booth Street, Golden Square, Vic 3555

Bedrooms: 3

Bathrooms: 1

Area: 922 m2

Type: House



Tim Rooke

\$595,000 - \$625,000

Cute, cosy & comfortable are all excellent adjectives to describe this gorgeous Victorian home in popular Golden Square. And as the heading suggests, it could be love at first sight! Positioned on a sizeable allotment measuring approx. 922m², the property shares close proximity to local amenities including supermarket and St John of God Hospital, as well as being a short drive or healthy walk to the Bendigo city centre. The home itself has been tastefully modernised in almost all parts, enhancing a floor plan that will equally suit first home buyers and downsizers alike. There are lots of period features left intact to preserve the character and charm of the era, and those homely feels are instant when you take in the surrounds with good natural lighting and a warmth that only certain homes can offer. Whilst the current layout is more than adequate for most, there is so much potential to add an extension to the side with an ensuite, walk in robe and just about anything else! Beyond the typical bull nose veranda and attractive facade, the floor plan includes three generous bedrooms – all with built in robes and master bedroom with split system unit. At the rear is the beautifully renovated bathroom that features walk in shower, free standing bath, skylight, gorgeous wall hung timber vanity and LED mood lighting. The open plan kitchen and dining is functional for now, but is ready for your ideas to renovate and remodel and is literally the only thing left to do. The amazing walk in pantry and combined laundry are already done for you, and done exceptionally well it must be said! There are dual living spaces including the lovely main living with feature gas log fire and the very cosy lounge room with funky wall paper, wood fire and a real speakeasy feel! Externally is equally as impressive, with the spacious allotment providing a lovely sanctuary overlooking vacant land and trees at the rear. There are lovely established cottage gardens, recycled brick garden beds and paths, and lush green turf areas that truly compliment the home. A decked alfresco area overlooks the yard and is a great spot to entertain, with options galore to relax and enjoy the outdoors for adults and kids alike! There is all important side access and plenty of off street parking, whilst the existing shed has been split in half, with one end a workshop and the other end has been converted to a well set up studio or man cave. There is loads of room for a bigger one if needed! This fabulous property has so much appeal and potential and will make the ideal home for the lucky buyer. Properties of this ilk and with this price tag are flying out the door, so call now to arrange an inspection!