



### 1 Sandner Grove Golden Square VIC

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This perfect investment property is offered for sale with an existing lease. It's currently let to an excellent, long-term tenant (17 years) who would love to stay on. The current lease is a three-year term to 31/5/21 with a 2.5% increase from June 1, 2020. Current rental is \$1065.31 pcm. (approx \$245 per week)

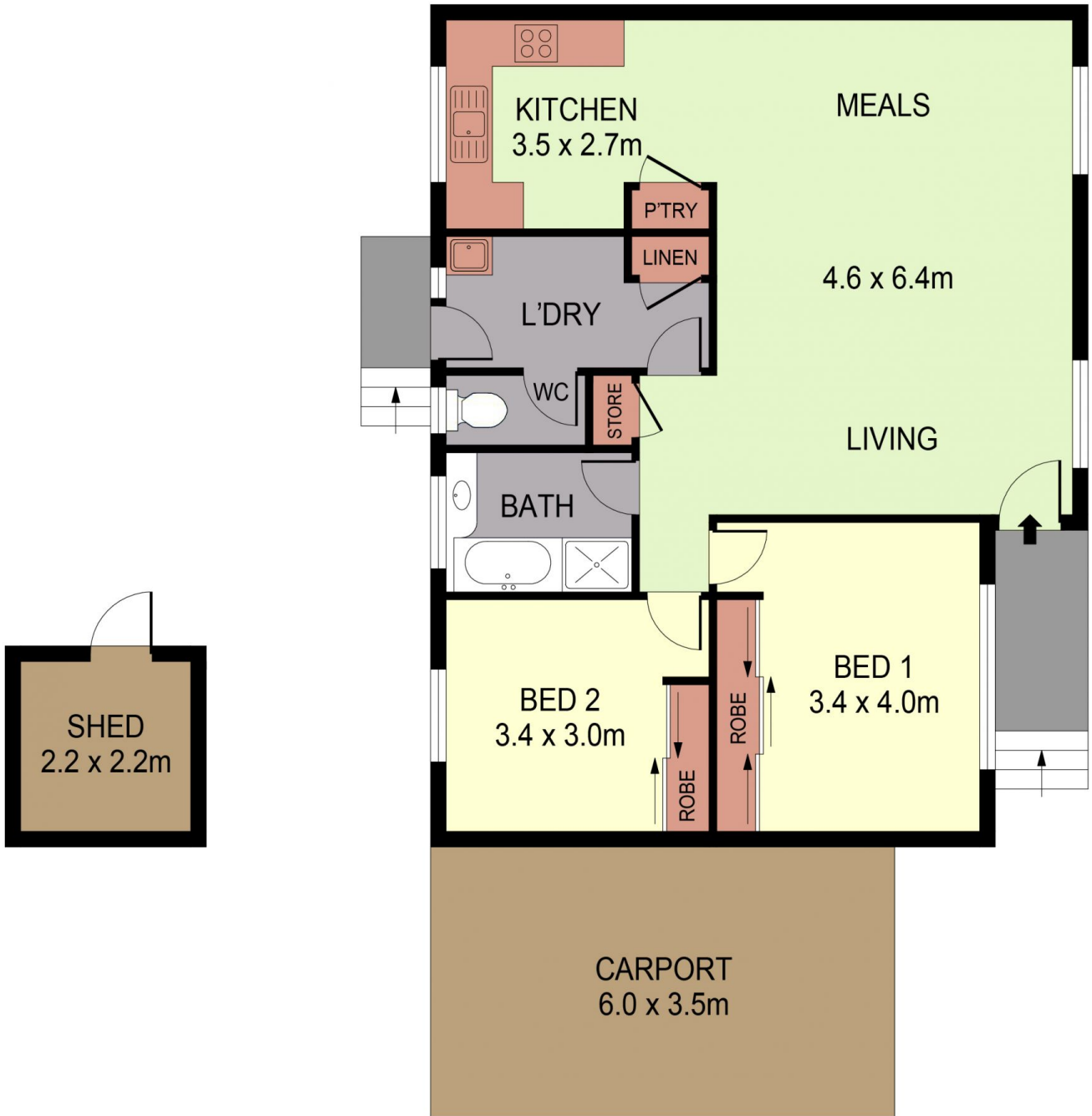
**Price** : \$ 252,000  
**Land Size** : 286 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/golden-square/residential/house/5767691>

Located in a quiet Golden Square cul-de-sac, the neat home offers great convenience sitting only 400mts from public transport or St John Of God Hospital and a three-minute drive to Woolworths supermarket.

The home consists of two carpeted bedrooms, both with built-in robes and ceiling fans, a roomy lounge/dining area with gas heating and a wall-mounted air conditioner. The adjoining compact kitchen is equipped with gas cooking and good storage including a pantry cupboard.



**Kaye Lazenby**  
**(03) 5440 5000**



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 00000



INT : 88m<sup>2</sup>  
SHED : 5m<sup>2</sup>

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