



**97 Ironstone Road Epsom VIC**

4 2 4

A rare opportunity to secure a generous family residence on a wide frontage block that has side vehicle access to the rear yard and room for caravan or trailer to the right side of the home.

The home itself offers 4 generous bedrooms including master with WIR and ensuite, 2 living areas including spacious separate lounge and a fully appointed central kitchen with stainless steel appliances. The family/meals area has sliding doors that lead to an oversized pergola with built-in bar for those that love to entertain. The spacious rear yard offers the successful buyer room to add their own touch and has an existing 6m x 6m shed with dual roller doors.

Other features include ducted gas heating, evaporative cooling and a double lock up garage with rear roller and

**Price** : \$ 420,000  
**Land Size** : 750 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/epsom/residential/house/5767867>



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

|              |                            |
|--------------|----------------------------|
| Residence    | - 131 m <sup>2</sup>       |
| Garage       | - 35 m <sup>2</sup>        |
| Verandah     | - 9 m <sup>2</sup>         |
| Entertaining | - 34 m <sup>2</sup>        |
| Shed         | - 36 m <sup>2</sup>        |
| <b>Total</b> | <b>- 245 m<sup>2</sup></b> |



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