

### 13 Aspin Gardens Golden Square VIC

3 1 1

This neat three-bedroom in a quiet cul-de-sac offers a sense of security and convenience with a bus stop mere steps from the front door and only a four-minute drive from Kangaroo Flat shopping strip or eight minutes to Bendigo CBD.

The free-standing home offers three bedrooms with built-in robes and ceiling fans and a spacious open-plan living, dining and kitchen overlooking the front gardens.

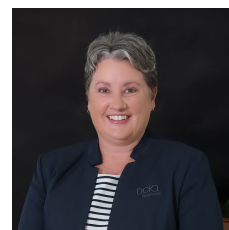
The kitchen includes plenty of storage, gas cooking and a breakfast bar separating it from the dining area.

Added features include a separate three-piece bathroom and laundry, gas heating, split system air conditioning units in the living room and main bedroom, and external awnings.

**Price** : \$ 425,000  
**Land Size** : 393 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/golden-square/residential/house/7856301>



**Kaye Lazenby**  
(03) 5440 5000



**Yvette Homewood**  
(03) 5440 5000



0 1 2 3 4  
SCALE (METRES)

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.  
Ref. No: 231218

INT	:	91m <sup>2</sup>
SHED	:	6m <sup>2</sup>
CARPORT	:	21m <sup>2</sup>

13 ASPIN GARDENS

GOLDEN SQUARE