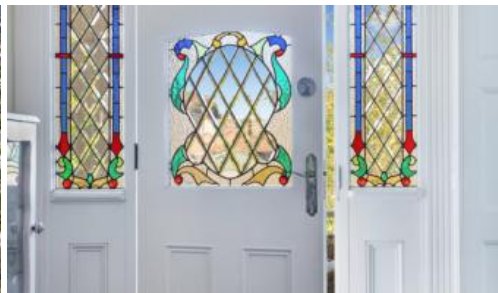


SOLD



### 3 Louis St, Long Gully



#### Dreams can come true - a Fairy tale home that's a little unbelievable!

- Outstanding storybook home on 1,229m<sup>2</sup> - oozing charm and character
- Beautiful open plan design for family living
- Open plan kitchen, formal dining, family room with separate sun room
- Ornate ceiling roses, leadlight, bay windows and box seat window
- Master bedroom with marble ensuite and french doors onto courtyard
- Separate studio (4.0 x 6.0) ideal for the artist or separate home office
- Contemporary kitchen has dishwasher, pantry, polished Vic ash timber floors
- Lovely sun room with options for a craft or rumpus room
- Ducted gas heating and ducted evaporative cooling for all seasons
- Enjoy a coffee on the verandah overlooking a beautiful established garden
- Established leafy gardens and court yard offering privacy and security
- Workshop/studio plus spacious double garage with gable and 27,000 ltr water tank. Landscaped garden featuring a 3 tiered water fountain
- Close to all amenities and only a few minutes to Bendigo CBD
- Yes dreams can come true with this fairy tale home that's a little unbelievable!
- Inspections by appointment - simply give Gavin a call on 0427 887 766

This beautiful home (Built 1995 approx) is warmly inviting, conveniently positioned and on a fabulous 1,229m<sup>2</sup> block. The home oozes with charm and character and has the picture book appeal. Being only minutes to the Bendigo CBD, shopping centres, train station, top schools and restaurants. The home is 18.0 squares of living with a very leafy outlook.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

3 Beds 2 Bathrooms 2 Carports 1,229 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	546
<b>Land Area</b>	1,229 m <sup>2</sup>
<b>Floor Area</b>	170 m <sup>2</sup>

#### Agent Details

Gavin Butler - 0427 887 766

#### Office Details

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3556 Australia  
03 5448 3322



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.