

**9A Magazine Boulevard, Golden Square, VIC, 3555**

**McKean  
McGregor**

**House For Sale**

Tuesday, 19 November 2024

9A Magazine Boulevard, Golden Square, VIC, 3555

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Michael Brooks

## Well Maintained Home in Golden Square

Positioned on its own title, this well maintained two bedroom brick home in Golden Square is a standout choice for investors, first home buyers or downsizers. With a fantastic long-term tenant having lived in the property for over 20 years, this property offers immediate returns or a ready-made home.

The spacious living area features split system heating and cooling for year-round comfort and flows seamlessly into the functional kitchen equipped with a wall oven and gas cooktop. Both bedrooms come complete with built-in robes, while the main bathroom includes a bath and separate toilet for convenience.

An 8.4 x 3.3-metre garage with an automatic roller door provides secure parking and doubles as a workshop space, perfect for hobbies or additional storage. The low-maintenance backyard enhances the appeal, ensuring minimal upkeep.

This extremely neat and well-looked-after property is a rare find, offering potential as a fantastic investment or a comfortable and convenient home. Don't miss this exceptional opportunity!

Disclaimer: All property measurements and information has been provided as honestly and accurately as possible by McKean McGregor Real Estate Pty Ltd. Some information is relied upon from third parties. Title information and further property details can be obtained from the Vendor Statement. We advise you to carry out your own due diligence to confirm the accuracy of the information provided in this advertisement and obtain professional advice if necessary. McKean McGregor Real Estate Pty Ltd do not accept responsibility or liability for any inaccuracies.