



3/570 Hargreaves Street, BENDIGO, VIC 3550

Character Filled Close to the CBD

Elders Easy Sale Closes Wednesday 22 June, 2:00pm

Indicative Sale Price \$420,000 - \$440,000.

This character filled residence is situated in an enviable location, within walkable distance of the CBD along one of Bendigo's most notable streets.

A timeless design, the red brick dwelling has a welcoming bullnose verandah along the front, with muntin windows and a finial adding to the appeal. Indoors, the timeless design continues with a black, white and grey colour scheme running throughout.

Comprising a spacious open plan living room which adjoins the full sized kitchen, complete with plenty of bench and storage space, dishwasher, gas hot plates and a wall oven for ease of access. Each of the two bedrooms have built in robes and ceiling fans, and there is a two way bathroom.

The heritage charm is enhanced by the raised ceilings, decorative cornice and a ceiling rose, while practicalities are well taken care of with the home being equipped with split

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 84P2407

SALE DETAILS

**Elders Easy Sale
Closes Wednesday 22
June, 2pm**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill
0427 431 744

system heating and cooling, a gas wall furnace and multiple ceiling fans.

On an easy to maintain allotment of 301sqm, you will appreciate the large workshop/garden shed with concrete floor and power which is in addition to the single garage with automatic roller door. The garden and patio is very well kept and would make a lovely spot to sit and read the paper or have a cuppa.

Situated well back from the street, this is the rear of three units on the block sharing a common driveway. The property is currently leased through our expert property management team to a long term renter until April 2023, with the option of renewing the lease or taking vacant possession at that time.

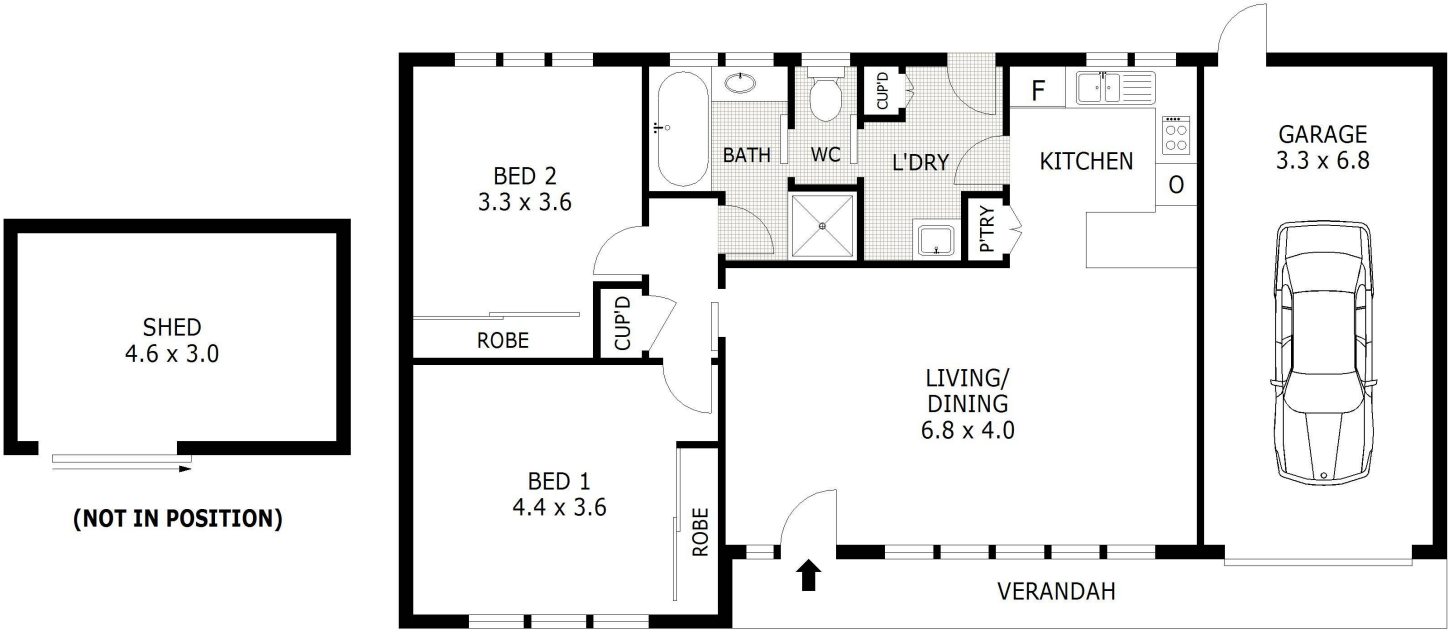
The close proximity to shopping, amenities, recreational facilities and transport make owning a car an option, not a necessity. This home is undoubtedly one of the most conveniently positioned properties on the market today, making it a superb choice for investors and owner occupiers alike.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 301.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage







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	-	82 m ²
Garage	-	23 m ²
Verandah	-	10 m ²
Shed	-	14 m ²
Total	-	129 m ²



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