



## 4/174 Retreat Road, SPRING GULLY, VIC 3550

### A Wealth of Potential

Elders Easy Sale Closes Wednesday 7 December, 2:00pm

Indicative Sale Price \$330,000 - \$360,000.

Downsizing, entering the market or looking to purchase your next investment? Here's an opportunity to do just that. Nearby peaceful bushland and walking tracks in popular Spring Gully and just down the road from the One Tree Hill Hotel, this unit is part of a well maintained and admirable unit complex and has a lot to offer to the right buyer.

Tastefully designed, the clerestory windows and cathedral ceilings in the living room allow natural sunlight to fill and warm the home. Each of the two bedrooms have built in robes, and the open plan kitchen/meals is generous enough to cater for large furniture. Single carport with attached storage room, as well as a secure rear yard with fernery, and colourful gardens front and rear.

Be prepared to carry out a refurbishment to greatly enhance the value and appeal of the property.

**TYPE:** Sold

**INTERNET ID:** 84P2475

#### SALE DETAILS

**Elders Easy Sale  
Closes Wednesday 7  
December, 2pm**

#### CONTACT DETAILS

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Martin Skahill**  
0427 431 744

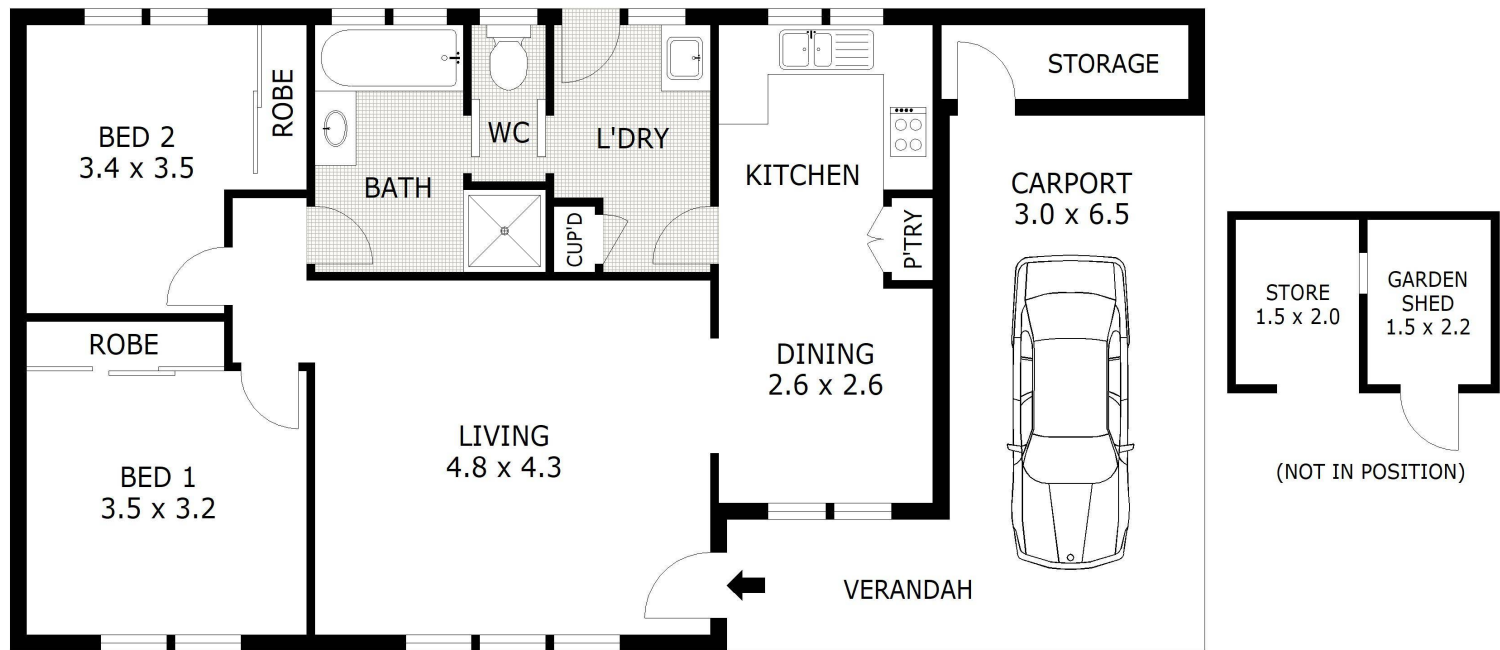
A copy of the Due Diligence checklist can be found at  
<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 215.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport









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	- 87 m <sup>2</sup>
Verandah	- 4 m <sup>2</sup>
Carport	- 24 m <sup>2</sup>
<b>Total</b>	<b>- 104 m<sup>2</sup></b>



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