



29 Burke Street, NEWBRIDGE, VIC 3551

Looking Forward, Looking Back

This remarkable residence is steeped in history and is believed to have formerly been a Cobb and Co Exchange, built in the 1800's. If you desire a home for permanent residency, or to be used as a weekend and holiday retreat for your family, this is a most beautiful home and setting. The enterprising may even purchase the property as an investment, to be offered to the market for overnight or holiday accommodation.

The natural appeal and timeless beauty of the Loddon River is constantly being re-discovered by Victorians. Now perhaps more than ever, it excites buyers seeking a tree-change. This area of Regional Victoria is an outstanding example of what country living is all about, and has the promise to be more than you first expect.

The property is ideally situated in Victoria's Golden Triangle with immediate access to the Loddon River via Raglan Street. Enjoy days on the river, camping, picnics, and gold prospecting.

The property measures approximately 2,976sqm and is comprised of three separate titles. The current vendors also engaged me in 2022 and we sold their additional land measuring 1,821sqm (selling for \$110,000 in February 2022). As the new owner of the property, you too may wish to sell a title (or two) and use the profit to pay down your

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TYPE: Sold

INTERNET ID: 84P2541

SALE DETAILS

For Sale: \$400,000 - \$440,000

CONTACT DETAILS

Elders Real Estate Bendigo

46 Queen Street
BENDIGO, VIC
03 5443 1744

Patrick Skahill
0401 722 581

mortgage, return cash to your savings, or invest in renovations and enhancements to the home and gardens.

Character filled, the period features of the home include a long pitched roof, saloon style verandahs, timber deck, arched windows, handmade bricks, open fireplaces, timber lined ceilings and walls, and leadlight glass. The floor plan is very versatile and provides for formal and informal living and dining options. It could easily be configured as three or four bedrooms plus a study. There is a cost reducing solar system, 9m x 6m shed, rainwater tanks and a 2 meg water entitlement from the Loddon River.

Newbridge is a peaceful rural town with a welcoming and friendly community. There is an electric vehicle charging station at the Community Centre opposite the General Store and diagonally across from the historic Newbridge Hotel. The recreation reserve offers excellent sports infrastructure and there are camping and fishing sites available along the river.

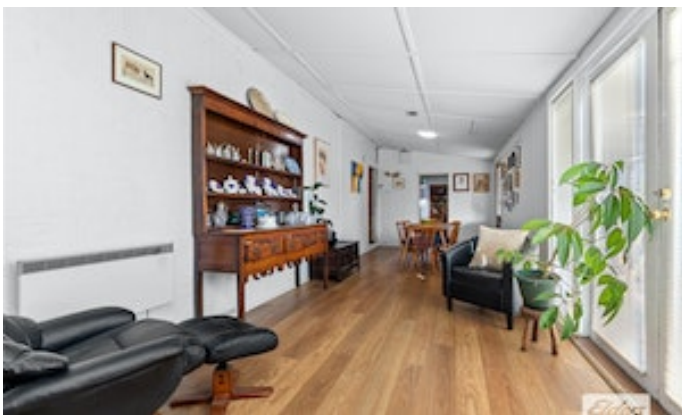
It's about a 12-minute drive to Bridgewater on Loddon, which is a bustling tourist destination and close community. The town is renowned for its award-winning bakery, boutique wineries and water sports. It's a popular place for camping, fishing, swimming, casual boating and skiing.

It's also only 17 mins drive to the community, supermarket and hospital at Inglewood. The 30 min drive to the Bendigo central business district makes for a very comfortable daily commute. There is a daily V/Line bus to Bendigo and it's a 1hr 45m drive to Melbourne Airport.

29 Bourke Street is a property that, looking back is steeped in history; and looking forward, is steeped in the promise of connection, meaning and life's spoils.

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

- Land Area 2,976.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double 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	127.9m ²
Commercial	42.2m ²
Other	44.1m ²
Total	214.2m ²