



12 Scott Street, WHITE HILLS, VIC 3550

Owner Occupy or Lease

** Please note that the Open For Inspection scheduled for Saturday 21 October has been cancelled, as the property is now Under Contract**

Positioned opposite the Bendigo Botanic Gardens, this property enjoys a most enviable location. It is offered to the market with vacant possession, meaning you can settle, and move straight in, just as soon as you wish to do so.

The home offers to be a haven for you, where you will delight in a gentler pace and the ability to stop and enjoy the small delights on offer each day. It's an easy-care property that will free up your time, enabling you to "stop to smell the roses".

Dating all the way back to 1857, the Bendigo Botanic Gardens surround a central billabong and have undergone a multimillion-dollar upgrade in recent years. The picturesque landscape is a collection of garden precincts, picnic areas, walking trails, play spaces, and relaxation spots. You will also enjoy immediate access to the new café-restaurant Omari, which is positioned within the Gardens.

Also nearby are the White Hills seasonal pool, the cycling and walking Creek Trail, and

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TYPE: Sold

INTERNET ID: 84P2601

SALE DETAILS

\$475,000 - \$490,000

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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BENDIGO, VIC
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Patrick Skahill
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the Recreation Reserve. This position is surely a dream for those who delight in an active lifestyle and enjoy the outdoors.

The property measures 480m² and is a great three-bedroom family home. The kitchen and bathroom have received modern updates over the years. The timber floors would benefit from being re-polished to return their beauty and lustre. There is underfloor gas heating and a split system air-conditioner.

The rear yard is fully enclosed, perfect for children to play, or to securely keep pets, and there is space for you to grow your own veggies. There is a 2.9 x 4.8m carport, behind which is a second 3.9 x 6.6m carport, plus a 2 x 2.6m shed, and a 3.5 x 3.8m workshop.

Here you're only a short drive to Lake Weeroona and central Bendigo. There is also great access to transport, supermarkets, primary and secondary schools, child care, medical and allied health services, shopping, dining, sport, entertainment, arts, and culture.

A proven performer, the property has been managed by our team Elders PM. It is offered to the market with vacant possession, meaning you can owner occupy straight away. Investors wishing to offer the property back to the rental market will be pleased to know that our team expect there would be a high level of interest from prospective renters in the current market. The appraised rental value is available to you upon request.

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

- Land Area 480.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport



