







58A Havlin Street West, QUARRY HILL, VIC 3550

Comfort, Privacy and Position in Quarry Hill

Elders Easy Sale closes Wednesday 20 August, 2:00pm

Indicative sale price \$450,000 - \$490,000.

Nestled in one of Quarry Hill's most tightly held and scenic pockets, this property enjoys an enviable position opposite Wolstencroft Reserve, with the Bendigo Creek Trail just steps away. It's a quiet and leafy street, tucked away yet just only a short walk to the Marketplace and city centre.

The home is more spacious than you might expect, with a thoughtful layout and excellent natural light. The living area is generous, and flows through to a neat open plan kitchen and meals area, complete with breakfast bar and a lovely outlook to the private backyard. All three bedrooms have built in robes, and the two way bathroom adds extra convenience.

Outside, established trees provide privacy, and there's a paved alfresco area under a shade sail, perfect for outdoor meals or morning coffee. There's a small garden shed with water tank, a secure garage with internal access, and a second covered park under the gabled carport.

TYPE: For Sale

INTERNET ID: 84P2906

SALE DETAILS

Easy Sale Closes Wed 20 Aug - ISP \$450k-\$490k

CONTACT DETAILS

Elders Real Estate Bendigo

46 Queen Street BENDIGO, VIC 03 5443 1744

Martin Skahill 0427 431 744



Comfort is assured year round thanks to ducted reverse cycle heating and cooling throughout, and awnings to the front bedroom provide extra shade.

With broad appeal and a location that's hard to beat, this home is an ideal choice whether you're buying to live in or lease out.

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

- Land Area 449.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- · Single garage
- Single carport



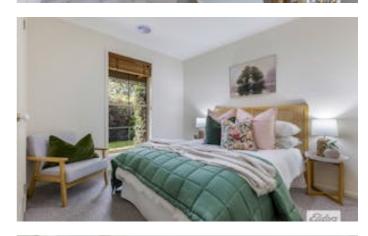














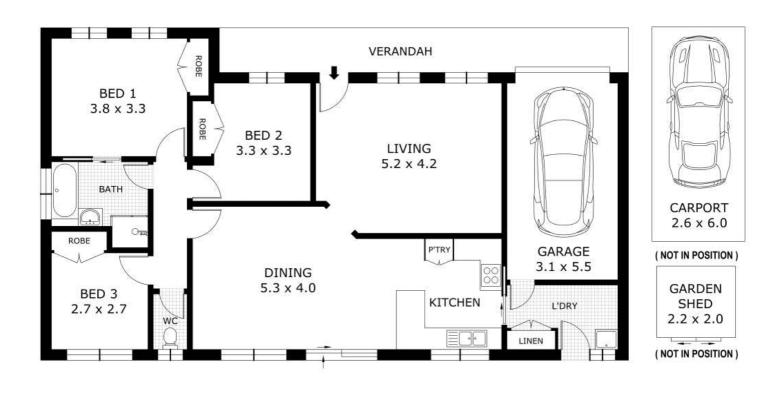












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Residence - 106.5m² Verandah - 14.3m² Carport - 15.6m² Garage - 17.0m² Garden Shed - 4.4m² Total - 157.8m²

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.