



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.

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: 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
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Martin Skahill
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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





