

1/20 Patrick Street, EAST BENDIGO, VIC 3550

More Than You'd Expect, Right Where You Want to Be

Elders Easy Sale Closes Wednesday 3 September, 2:00pm (unless sold prior)

Indicative Sale Price \$400,000 - \$440,000

Set in a popular and convenient central location, this freshly painted two bedroom brick unit offers a comfortable and low maintenance lifestyle just minutes from the CBD, 150m from Coles Mclvor, and not far from Lake Weeroona. Positioned at the front of a quiet, well maintained complex, it enjoys a lovely open outlook over the wide streetscape, with lawn on three sides enhancing both privacy and the sense of space.

Inside, the living area is larger than expected and flows through to a full sized kitchen with a practical peninsular island, ideal for everyday meals or casual entertaining. Both bedrooms include built in robes, and the home is equipped with gas heating and a split system for year round comfort.

The secure rear yard presents an opportunity to create a great outdoor living space or establish a colourful garden. The space is fully enclosed, making it ideal for pets or small children. There is a small garden shed for storage, and a single carport provides convenient off street parking.

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: 84P2922

SALE DETAILS

**Easy Sale Closes Wed
3 Sep - ISP
\$400k-\$440k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

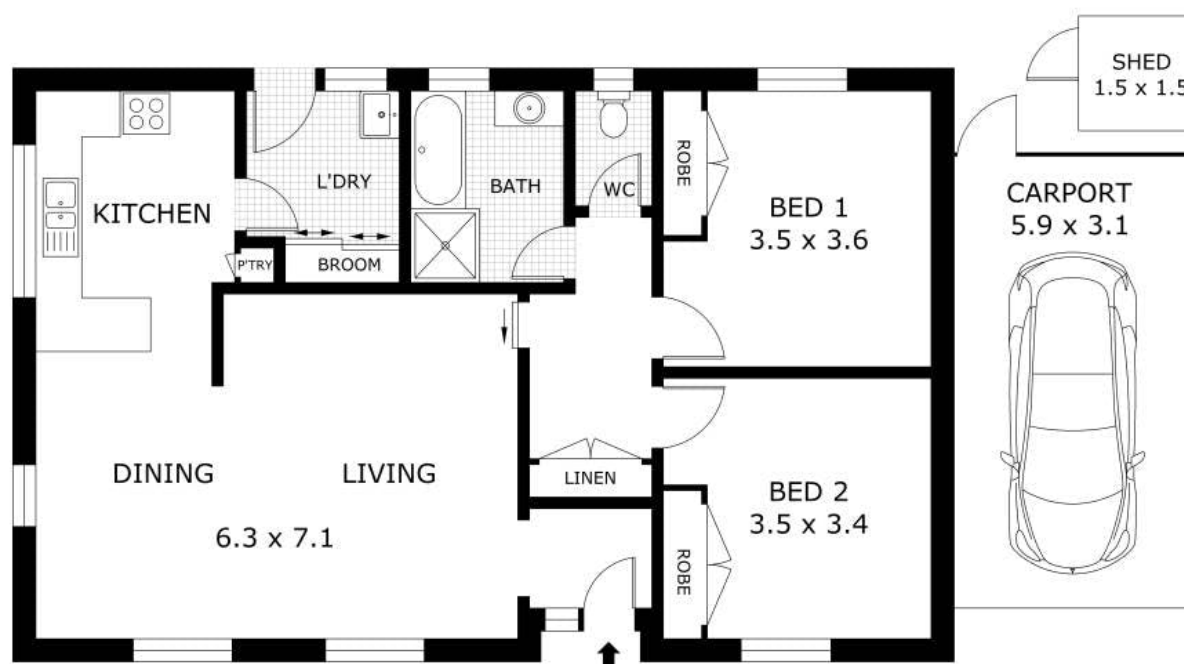
Martin Skahill
0427 431 744

This property would make a fantastic first home, an easy care investment, or a smart option for downsizers wanting to stay central without compromising on comfort. Public transport is readily available, and the East Bendigo swimming pool is just 300 metres away, perfect for cooling off on warm summer days or enjoying regular exercise close to home.

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

- Land Area 263.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport





**1/20 Patrick Street,
EAST BENDIGO**

Residence	- 82.8 m ²
Carport	- 18.2 m ²
Shed	- 2.2 m ²
Total	- 103.2 m ²



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.