



8 Harley Terrace, STRATHDALE, VIC 3550

High Quality in the Heart of Strathdale

Elders Easy Sale closes Wednesday 15 October, 2:00pm.

Indicative sale price \$700,000 - \$770,000

This elegant home is ideally positioned in a cherished locale renowned for its convenience and natural charm. Offering peace and quiet, this private neighbourhood adjoining Harley Street has a welcoming ambience, enhanced by its quality of housing and variety of tasteful designs.

Key to the enduring appeal of this location are the majestic gumtrees lining Harley Street and the immediate access to popular commercial hubs and public spaces; such as Harley Street Café, Strathdale Park, Kennington Reservoir, Kennington Village, Strath Hill, and Strath Village.

Designed for comfort and ease of living, this home is ideal for those seeking a lock up and leave lifestyle. A grand raised portico adorned with stained timber, and beautiful elongated high and low windows sets the tone of elegance.

TYPE: For Sale

INTERNET ID: 84P2949

SALE DETAILS

**Easy Sale Closes Wed
15 Oct 2pm**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Patrick Skahill
0401 722 581

Entry into the home evokes a wonderful first impression of spaciousness, accessibility, and quality. A decorative bulkhead defines the entrance hall, which introduces the first of the practical floor tiles, 2.6m ceilings, and warm downlighting.

Very generously proportioned, the main bedroom with parent's retreat has double door access. It is light and airy, and very private, due to the clever design and positioning of windows. It offers a walk in robe and accessible ensuite.

Bedrooms two and three are also well proportioned, have built in robes and are positioned either side of the main bathroom. The formal lounge, dining space, and open plan living area enjoy extensive north facing glazing. They also have great access to the very private and versatile decked outdoor living and entertaining areas.

Other noteworthy attributes include:

- Direct internal access from the double garage and rear PA door, as well as a side PA gate to the rear yard.
- Very private corner allotment measuring 449sqm, with easy care landscaping and established shade / privacy screening trees.
- Exposed aggregate driveway and paths.
- Ducted evaporative cooling and gas heating.
- External awning blinds and quality insulating internal window furnishings to support energy efficiency.
- Sunpro solar hot water.
- Stainless steel appliances including 900mm gas cooker, rangehood, built-in microwave, double bowl sink, and dishwasher.
- Excellent cabinetry and breakfast bar.
- Ample storage throughout.
- Excellent access to the city bus network.

This outstanding home is the culmination of quality and convenience, in a prosperous location, where each neighbouring home reflects pride of ownership that defines the area.

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: 2
- Double garage



