



11 Woodlands Drive, EAGLEHAWK, VIC 3556

Elegant and Extremely Well Equipped - Room for Your Caravan and Trailer

Set among leafy, established surroundings, this Federation style home has been carefully designed for both everyday living and long term comfort. The wide front veranda with turned wooden posts, decorative paving and landscaped gardens set the tone from the outset.

Located just 500m from beautiful Lake Tom Thumb and around 100m from the Whipstick Forest's edge, nature lovers will embrace the opportunity to explore some of Bendigo's most beautiful locales.

Inside, polished hardwood floors give the interiors warmth and character. The large kitchen offers an island bench, induction cooktop, wall oven, dishwasher and generous storage, with a bay window dining space framing views of the garden. The spacious living room at the front of the home has a lovely bay window with garden views, and a two way gas log fireplace, which also improves the ambience of the timber floored family room.

The layout includes three bedrooms and two bathrooms, with the master suite privately positioned and featuring a large walk in robe and ensuite with a corner spa. A separate study with robes is located near the front of the home, which would cater admirably as a

TYPE: For Sale

INTERNET ID: 84P2954

SALE DETAILS

**Easy Sale Closes Wed
12 Nov - ISP
\$720k-\$770k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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BENDIGO, VIC
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Martin Skahill
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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.

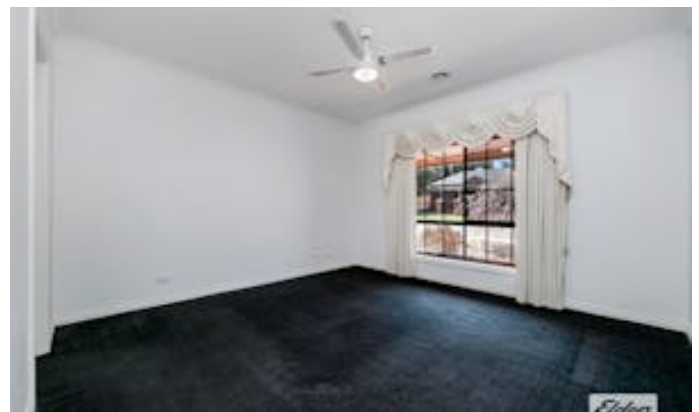
bedroom should you require.

Outdoors, a covered pergola with built in benches and rangehood extends the entertaining space beyond the ordinary. Practical features include a 3KW solar system, two water tanks, and two separate sets of double gates creating excellent access for a caravan, trailer or additional vehicles. Behind the double garage with automatic roller door, a 6m x 4m enclosed room under the roofline provides scope for a studio, home office or retreat.

Just moments from walking tracks, Lake Tom Thumb, Lake Neangar, Canterbury Gardens, Whipstick Forest and the Star Cinema, the location balances quiet residential living with the best of Eaglehawk's amenities.

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

- Land Area 793.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4
- Double garage







11 Woodlands Drive, EAGLEHAWK

Residence	- 192.0 m ²
Garage	- 36.0 m ²
Verandah	- 48.3 m ²
Pergola	- 42.7 m ²
Shed	- 8.7 m ²
Total	- 327.7 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.