



12 Carolin Street, FLORA HILL, VIC 3550

Classic Character with Strong Appeal

Elders Easy Sale closes Wednesday 5 November, 2:00pm

Indicative Sale Price \$500,000 - \$540,000

Set on a spacious approx. 785sqm allotment, this cream brick veneer home captures all the charm of its 1960s heritage - high ceilings, patterned cornices and large timber framed windows that showcase leafy garden views and fill the home with light.

The flexible floorplan includes two to three bedrooms, with the third currently accessed through the second. The installation of a partition wall would easily create privacy for both. The main bedroom is generous in size and features built in robes.

Outdoors, the established gardens create a lovely sense of privacy, while at the rear, a single carport doubles as a covered entertaining area. There's also a workshop or storeroom, and double gates at the side provide secure parking for a caravan or trailer.

While the home is very comfortable and well maintained, it also presents an opportunity to modernise in time and add further value. Several neighbouring properties have

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TYPE: For Sale

INTERNET ID: 84P2955

SALE DETAILS

**Easy Sale Closes Wed
5 Nov - ISP
\$500k-\$540k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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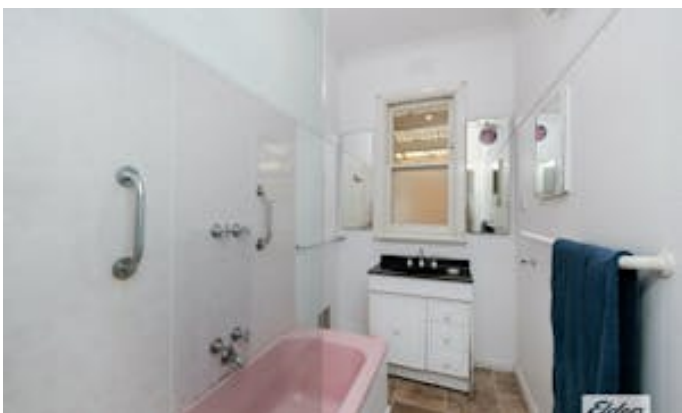
already undergone impressive renovations, showing what can be achieved in this sought after pocket.

The location is ideal - a short walk to the Flora Hill shopping hub, close to the Bendigo Creek walking trail, and just 2km from the CBD. Golfers will enjoy the proximity to the Quarry Hill Golf Course, the Spring Gully Recreation Reserve is just down the street, and students at BSE or La Trobe University will find the nearby public transport options very useful.

Currently leased on a fixed term tenancy until February 2026, this is a property that works equally well as a set and forget investment or a future home in one of Bendigo's most convenient and well regarded suburbs.

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

- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1





12 Carolin Street,
FLORA HILL

Residence	- 120.7 m ²
Porch	- 17.8 m ²
Workshop/Store Room	- 14.1 m ²
Shed	- 4.5 m ²
Total	- 157.1 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.