

4 Shamrock Street, GOLDEN SQUARE, VIC 3555

A Classic Worth Reviving

Elders Easy Sale closes Tuesday 4 November, 2:00pm

Indicative Sale Price \$500,000 - \$550,000

There's something instantly appealing about this Art Deco era red clinker home – the rich brickwork, the high ceilings, the brick fireplace and decorative glass doors hint at a bygone era of craftsmanship. And now, it's ready for you to bring that charm back to life.

Set on a level 495sqm (approx.) allotment in a no-through street, the location is exceptional – just 150 metres from Woolworths yet tucked away near the Bendigo Creek reserve. Similar neighbouring homes are being transformed with stunning renovations and extensions, proving the potential of this tightly held pocket.

Inside, the home offers three bedrooms, a formal lounge and dining room, a spacious kitchen, hardwood floors and ducted cooling. Outside, established gardens, a single carport, multiple sheds and secure double gates complete the picture.

TYPE: For Sale

INTERNET ID: 84P2956

SALE DETAILS

**Easy Sale Closes Tue
4 Nov - ISP
\$500k-\$550k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill
0427 431 744

With some general works to bring the home to the government mandated minimum rental standards, there's excellent potential to create a comfortable home to live in or lease out while you plan your renovation and extension.

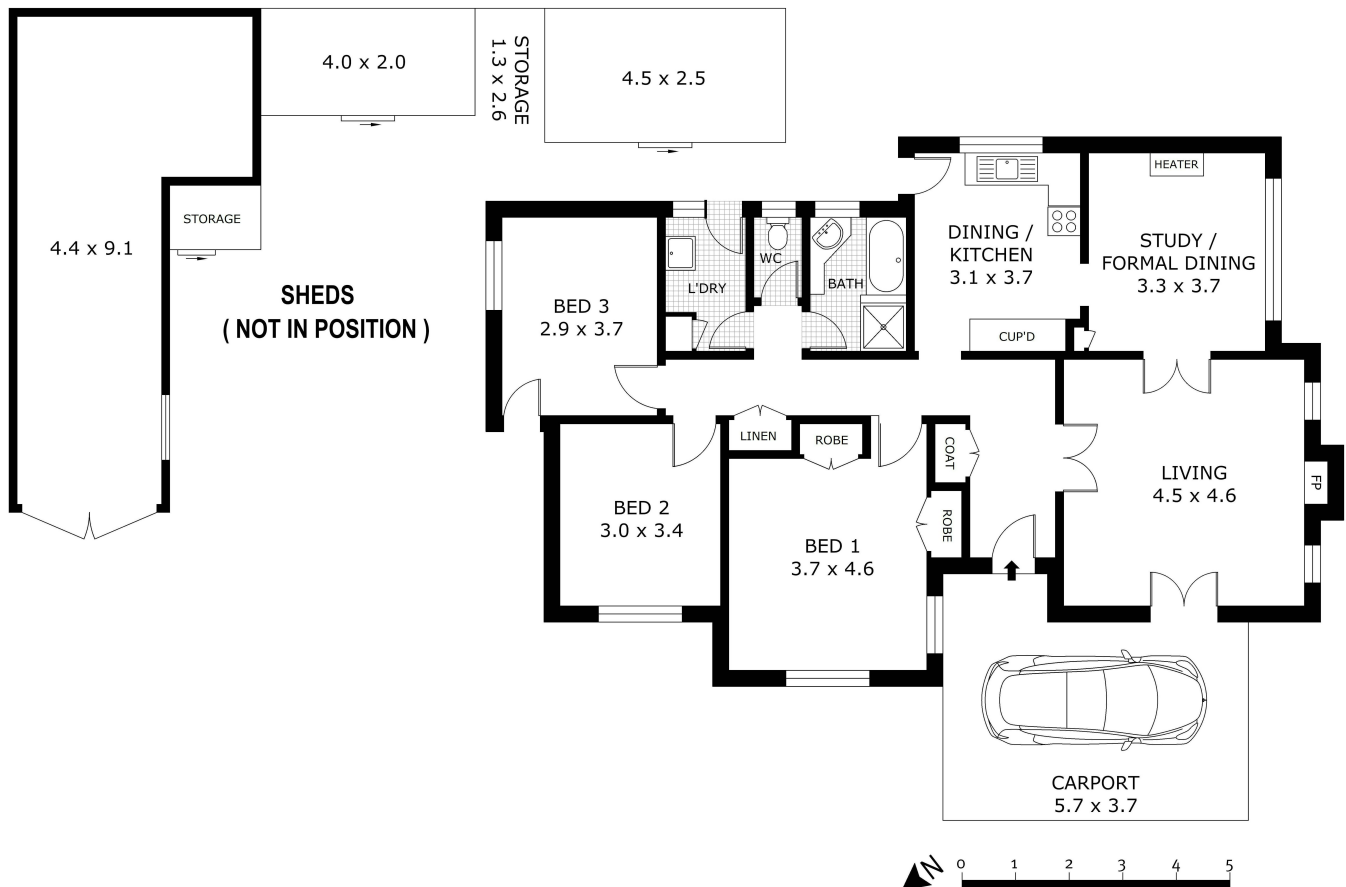
Moments from St John of God Hospital and the CBD, this is a rare opportunity to reimagine a classic home in one of Golden Square's most convenient and character filled locations.

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

- Land Area 495.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport







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Residence	- 112.8m ²
Carport	- 22.8m ²
Sheds & Storage	- 54.3m ²
Total	- 189.9m ²