



631 Hargreaves Street, GOLDEN SQUARE, VIC 3555

Character, Space and Central Convenience

Elders Easy Sale closes Wednesday 26 November, 2:00pm

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

Set behind a vine covered arbour, this three bedroom home sits on a large 746sqm (approx.) allotment and offers art deco character with a wide, welcoming street presence. The bagged exterior adds texture and charm, while some original features remain to give the home a distinctive personality and sense of history.

Inside, a generous family room with a bay window creates an inviting focal point, flowing through to a versatile adjoining dining area or study with a ceiling fan. The open plan kitchen and meals area is tiled for practicality and opens to a paved outdoor entertaining space - ideal for relaxed weekends or easy everyday living. The main bedroom includes an open fireplace, while ducted gas heating assists with year round comfort.

Although not 'magazine ready', the home is fully functional and perfectly liveable for renters or owner occupiers while future renovation plans take shape. With plenty of scope to enhance or extend, it offers an opportunity to add value in a highly convenient

TYPE: For Sale

INTERNET ID: 84P2966

SALE DETAILS

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

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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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.

and tightly held location. An optional 653sqm (approx.) allotment on King Street is also available to purchase separately, offering a rare opportunity to secure two substantial properties side by side in a central setting.

Fantastic location, positioned close to Woolworths Golden Square, the local shops, schools, and the CBD.

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

- Land Area 746.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1



