



11 Sussex Street, STRATHFIELDSAYE, VIC 3551

Quality & Space – Indoors, Outdoors, and Surrounds!

Elders Easy Sale closes Wednesday 25 November, 2:00pm

Indicative Sale Price \$730,000 - \$770,000

Immaculately presented, this wonderful home has been lovingly cared for by its owners since it was built for them by Dennis Family Homes. It is offered to the market with vacant possession and the invitation for you to settle as soon as you wish, and occupy immediately.

Investors will be pleased to know that our team Elders PM expect there would be a high level of interest from prospective renters in the current market. The appraised rental value is available to you upon request.

The property has been cleverly designed to maximise indoor/outdoor living, to keep "options open," and to fully utilise the generous 20m street frontage. There is plenty of space for off-street parking, and excellent clearance to store a caravan/boat/trailer securely. The large yard is an exciting prospect especially for those who would like to install a pool and/or large shed or to keep the option to do so, open.

TYPE: For Sale

INTERNET ID: 84P2968

SALE DETAILS

**Easy Sale Closes Tue
25 Nov - ISP
\$730k-\$770k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
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Patrick Skahill
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You'll love this floor plan, which offers four very well proportioned bedrooms with built in robes. The main is favoured with a walk in robe, an ensuite, and tinted windows. The formal living room is in addition to the open plan family room and dining space.

There are sliding glass doors to the rear yard and another set provide seamless access to the expansive 11m x 4.4m covered alfresco. This is a terrific arrangement for daily living, and is an impressive and functional space for entertaining friends and family.

The kitchen is very well appointed with a breakfast bar, generous pantry, double bowl sink, dishwasher, 900mm dual fuel cooker, and a window splashback to observe the alfresco and yard.

Other noteworthy attributes include:

- Direct internal access from the double garage and a rear PA door to the alfresco.
- A clean, neutral dÃ©cor and warm lighting throughout, together with an abundance of natural light.
- Practical floor tiling to main living areas, and relatively new carpets to the bedrooms and the formal lounge.
- Great window furnishings, fly screens and door screens for cross flows of air and filtered sunlight and warmth.
- Ducted evaporative cooling and gas heating throughout.
- Continuous flow gas boosted solar hot water.
- Garden shed with concrete floor and an adjacent fenced area for pets.
- Lush established Sir Walter Buffalo grassy play areas, bordered by fertile flower beds and fruit trees.
- Easy access to Jenny's Early Learning Centre, and the city bus and school bus networks.
- Immediate access to Park Village Terrace Playground featuring play and sports infrastructure, and picnic areas.

Inspection of this terrific property will confirm its quality, and the pleasure of its surrounds. Beyond the bricks and mortar, it offers a genuine sense of belonging to a quiet, private, and yet friendly and welcoming neighbourhood community.

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

- Land Area 773.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage





11 Sussex Street,

Bedroom 1 5.7 x 3.6
Bedroom 2 5.7 x 3.6
Bedroom 3 5.7 x 3.6
Bedroom 4 5.7 x 3.6
Living 9.0 x 5.6
Dining 3.3 x 4.8
Kitchen 3.3 x 4.8
Bathroom 3.3 x 4.8
Garage 6.0 x 5.5
Courtyard 11.0 x 4.8