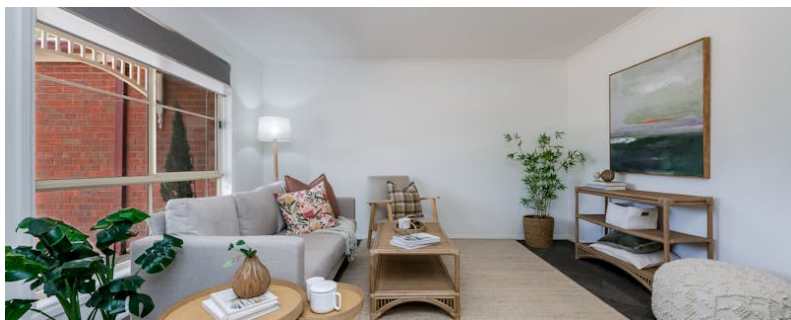




29 Shadforth Street, AXEDALE, VIC 3551

Peaceful Living in Leafy Axedale With Room For Your Caravan

Elders Easy Sale closes Wednesday 17 December, 2:00pm

Indicative Sale Price \$600,000 - \$650,000

In the heart of relaxed, leafy Axedale, this beautifully presented brick veneer home combines charm, comfort and practicality in a way that feels effortless. Recently repainted throughout, with new carpets and blinds also just installed, it's ready for you to move in and enjoy.

Decorative fretwork and a permanent awning on the facade give a welcoming first impression. The exterior detailing hints at what's inside, where the quality and comfort continues. The main bedroom is spacious with a walk in robe and ensuite, while the two additional bedrooms each include built in robes. A light filled living room opens to the kitchen and meals area, finished with stone benchtops and electric cooking. Ducted reverse cycle heating and cooling provide comfort through every season.

The fully enclosed and paved alfresco area extends the living space beautifully, offering a versatile and inviting setting for gatherings or quiet afternoons. Outside, the fully landscaped 1017sqm allotment features an appealing no mow finish, and a wide side

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.

TYPE: For Sale

INTERNET ID: 84P2970

SALE DETAILS

**Easy Sale Closes Wed
17 Dec - ISP
\$600k-\$650k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill
0427 431 744

gate allows access to the rear yard where the generous space offers more than enough room for your caravan, boat and trailer. A double garage with an automatic roller door and a 6m x 4.2m Colorbond shed with concrete floor add excellent functionality

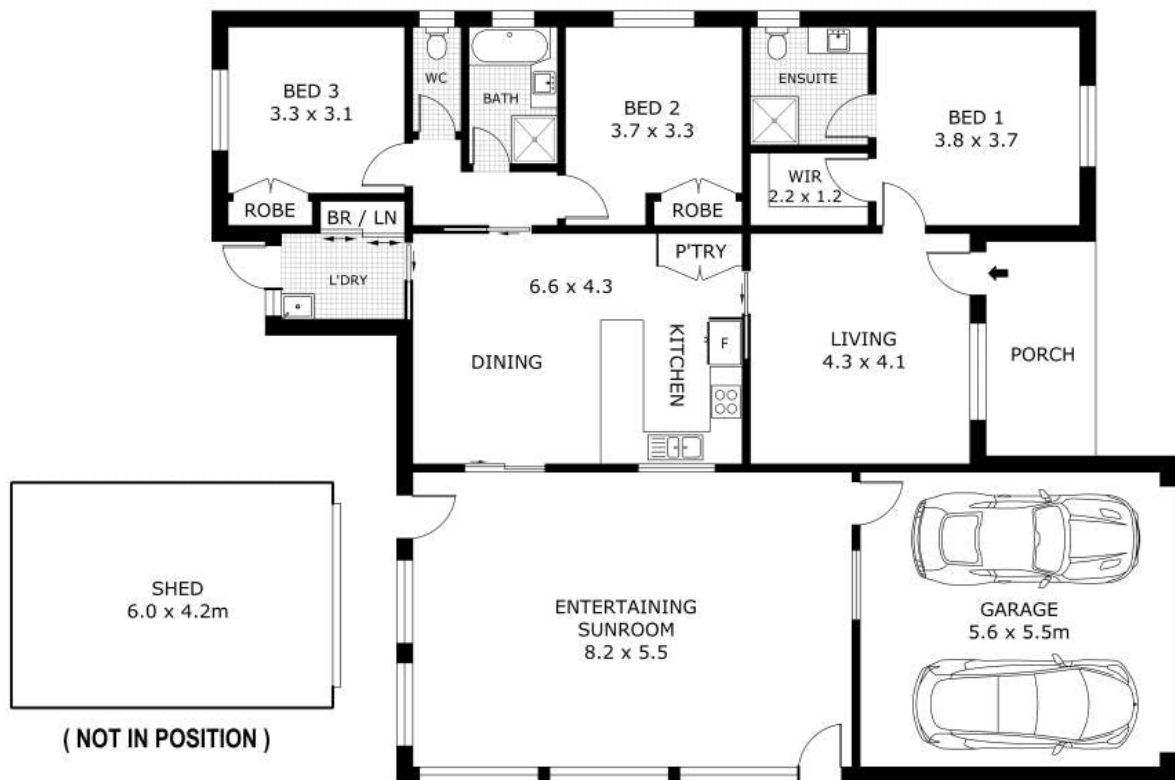
The location completes the picture - close to the Campaspe River, Axedale Primary School, the popular Rise & Grind café, Axedale Tavern and Lake Eppalock, with a school bus to Bendigo available nearby.

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

- Land Area 1,017.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- 3 car garage



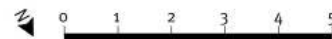




29 Shadforth Street

AXEDALE

Residence	- 155.7 m ²
Garage	- 30.8 m ²
Porch	- 8.2 m ²
Shed	- 25.2 m ²
Total	- 219.9 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.