



73 Havlin Street East, FLORA HILL, VIC 3550

A Classic with Room to Grow

Elders Easy Sale Closes Wednesday 14 January, 2pm (unless sold prior)

Indicative Sale Price \$510,000 - \$540,000

Welcoming from the outset, this three bedroom weatherboard clad home offers the charm and scale that make homes of its era so enduring. High ceilings, well proportioned rooms, and a light filled kitchen and meals area that connects through to the living room create a comfortable foundation for now, with scope to enhance over time.

The house is positioned toward the front of the approx. 925sqm allotment, and there is around 5m of clearance along the side boundary which leads through to the compartmentalised 11m x 5m steel shed. The backyard is private and open, with plenty of room for children, pets, gardens, or simply enjoying the space while considering future possibilities.

With the Bendigo Creek walking trail at the front, Wolstencroft Reserve around the corner, and the CBD and Kennington Village within easy reach, the position offers daily convenience and a pleasant outlook. It works equally well for those thinking of a long

TYPE: For Sale

INTERNET ID: 84P2977

SALE DETAILS

**Easy Sale Closes Wed
14 Jan - ISP \$510k -
\$540k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill
0427 431 744

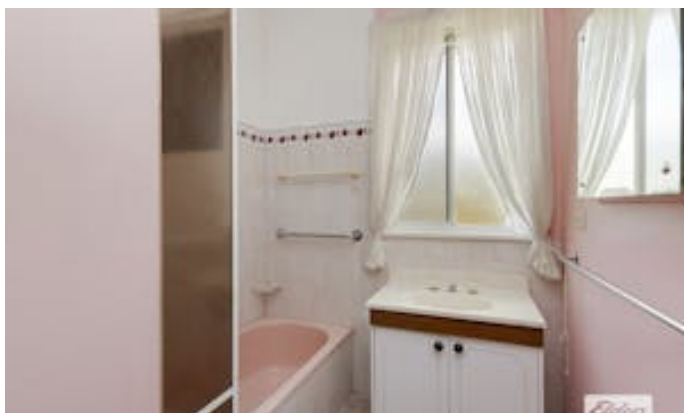
The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

term investment and those looking for a place to make their own.

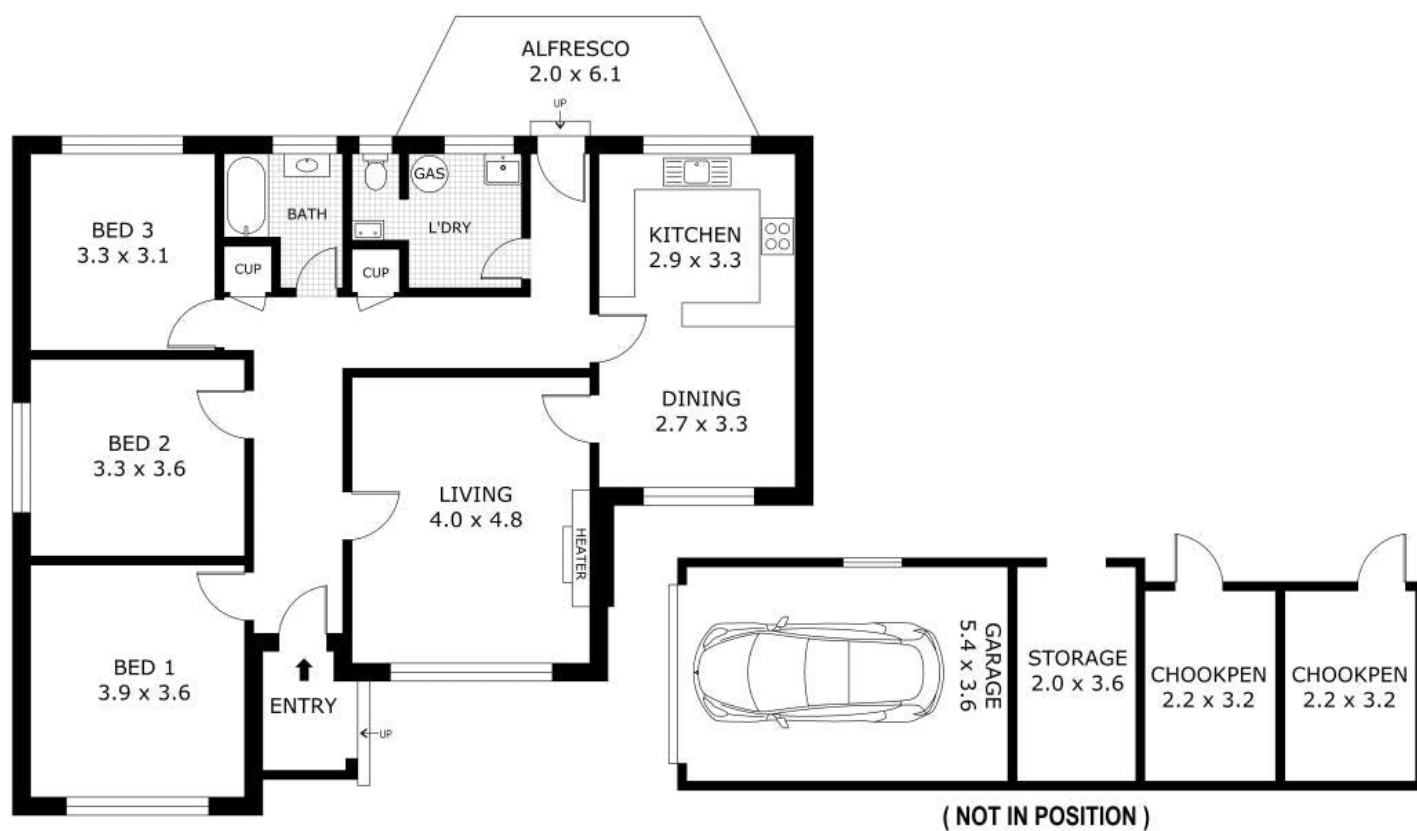
Whether you explore the potential for subdivision, investigate constructing multiple units, live in and update at your own pace, or lease as a rental, the flexibility is genuine. It offers comfort today and promise tomorrow - a combination that is increasingly difficult to find.

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

- Land Area 925.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage







73 Havlin Street East, FLORA HILL

Residence	- 106.8 m ²
Alfresco	- 10.2 m ²
Garage/St/ Chookpen	- 42.2 m ²
Total	- 159.2 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.