



23 Marong Road, IRONBARK, VIC 3550

Central Living with Character

The Californian Bungalow housing style is a terrific choice for those of us who appreciate the features and character of heritage homes, and architecture. They are stunning in appearance indoors and out, and time proves they are synonymous with quality and craftsmanship. They are typically also intensely homely, and functional.

Investors will be pleased to know that our team Elders PM have been the managing agents for this property for more than a decade. We 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.

Positioned only moments from central Bendigo, the home comprises 3 bedrooms plus a study. The main bedroom features a bay window and ensuite. The kitchen, living and dining area are open plan, and provide access to a covered rear courtyard alfresco via French doors. A tall fence, gates, and established trees at the front of the property make for a secure and shady yard.

The timber kitchen offers plenty of bench space, a gas stove, electric under bench oven, and a dishwasher. There is split system air-conditioning and ducted under floor gas heating.

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: 84P2978

SALE DETAILS

\$580,000 - \$620,000

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

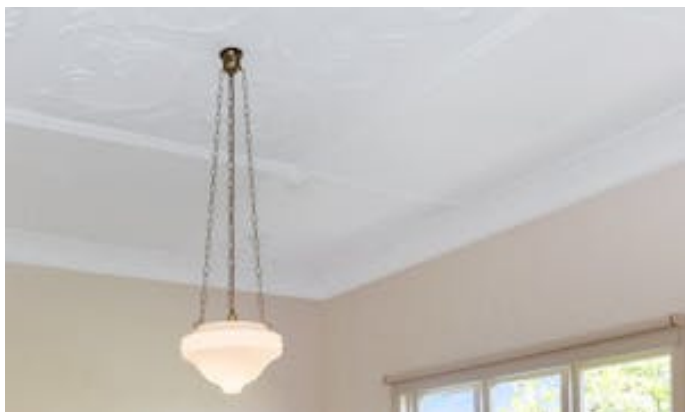
Patrick Skahill
0401 722 581

You will love the timber floors, leadlight windows, bay window, decorative cornice, 12' ceilings, pedestal vanity, patterned plaster ceilings, fire place, timber panel ceilings, and the period style light fittings, switches, and door handles.

This character filled home is a proven performer in the rental market, and would also be a wonderful home for owner occupiers. There is scope to put your stamp on the place and value add.

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

- Land Area 460.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2







25 Marong Road,

Bedrooms: 4
 Bath: 1
 Car Space: 1
 Shed: 1

Scale in meters. Indicated entry. Dimensions are approximate. All information contained herein is gathered from documents and subject to verification.