



5 Emerald Place, EAST BENDIGO, VIC 3550

Secure, Low#Maintenance Living with Caravan Parking

Elders Easy Sale Closes Wednesday 4 March, 2pm (unless sold prior)

Indicative Sale Price \$690,000 - \$730,000

Beautifully established gardens hug this inviting home, offering a sense of calm, privacy and yearâ##round appeal. Thoughtful landscaping choices ensure minimal upkeep, making the property ideal for downsizers, busy professionals, travellers seeking a lockâ##andâ##leave lifestyle, or investors looking for a quality, lowâ##maintenance asset.

A concrete driveway leads to the double garage, while a second gravel driveway provides valuable additional offâ##street parking which is well suited for a caravan, boat or trailer.

A portico opens into a formal tiled entry, setting the tone for the home's fresh presentation. Direct internal access from the garage into the study enhances everyday convenience. Beyond the beautifully styled interiors, buyers will appreciate the new carpets and the repaint, ensuring the home feels modern, clean and moveâ##in ready.

TYPE: For Sale

INTERNET ID: 84P2991

SALE DETAILS

**Easy Sale Closes Wed
4 March - ISP \$690k -
\$730k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**
46 Queen Street
BENDIGO, VIC
03 5443 1744

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All three bedrooms include built-in robes, with the main bedroom enjoying the added luxury of a walk-in robe and ensuite. The open plan kitchen and dining area is filled with natural light thanks to generous windows and a sliding door that flows seamlessly to the spacious alfresco. The kitchen features a newly replaced oven, an electric cooktop, dishwasher, and a practical breakfast bar which is ideal for casual meals and entertaining.

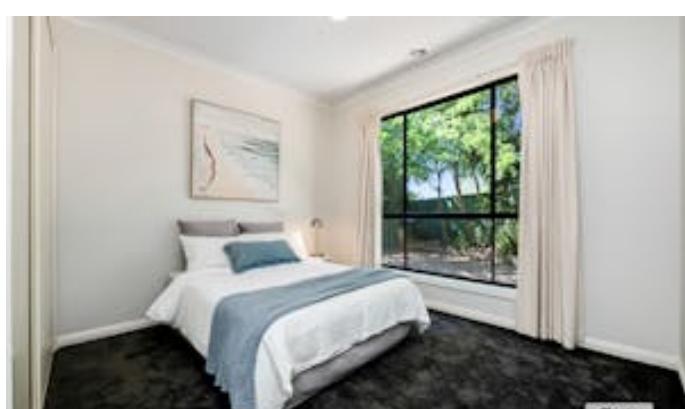
Other noteworthy features include excellent storage, ducted evaporative cooling and gas heating, ducted vacuum system, two water tanks (9,300L of storage) and a 3x6m shed with concrete floor and power.

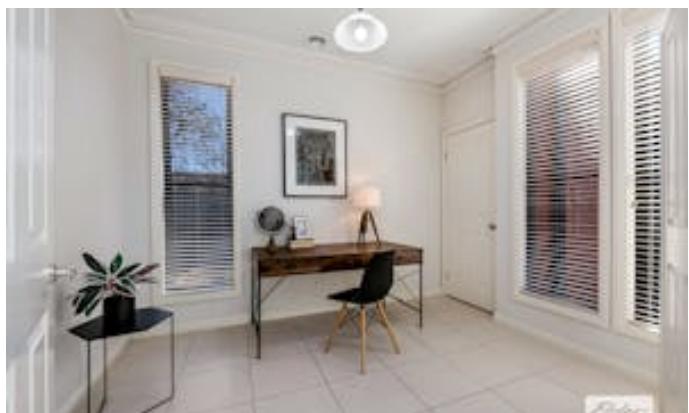
Investors will be pleased to know Elders Property Management anticipate strong rental interest in the current market. A rental appraisal is available to you upon request.

This is a beautifully presented, low-maintenance home offering comfort, practicality and excellent value in a wonderful location.

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

- Land Area 768.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Double garage





5 Emerald Place

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.