



56 Caldwell's Road, EAGLEHAWK, VIC 3556

Subdivision / Building Possibilities - Surrounding an Established Home & Shedding

Elders Easy Sale Closes Wednesday 15 April, 2pm (unless sold prior)

Indicative Sale Price \$640,000 - \$690,000

Set within a neighbourhood residential zone and positioned close to local industrial services, this property is ideal for those seeking space, versatility and future potential. It is within short walking distance to the Albert Roy Reserve and is only 3 mins by car to Marist College Bendigo.

The substantial block of 3,996sqm invites you to explore the possibilities of subdivision, dual occupancy and/or more shedding (STCA). The existing home is currently leased and returns \$560 per week, providing you with an immediate income while you plan your next steps.

The home offers three bedrooms plus a study and the main bedroom is favoured with a walk in robe and ensuite. The second living area is positioned alongside the main bedroom to be a parents retreat on demand or perhaps a nursery or home office according to your needs.

TYPE: For Sale

INTERNET ID: 84P3006

SALE DETAILS

**Easy Sale Closes Wed
15 April - ISP \$640k -
\$690k**

CONTACT DETAILS

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

**Elders Real Estate
Bendigo**

Extensive shedding is a standout feature, providing abundant storage and workspace options for trades, hobbyists or those needing secure room for tools, machinery, vehicles, a trailer or caravan.

Commuters will appreciate the easy 800m stroll to the Eaglehawk Station on Hall Street, with rail access to both Melbourne and Bendigo. From the station its only another 500m to the main street of Eaglehawk.

Eaglehawk continues to be a much loved township, celebrated for its strong community and excellent local economy which includes IGA and Aldi supermarkets, Star Cinema, Peter Krenz Leisure Centre, Canterbury Park and Gardens, Lake Neangar, Neangar Park Golf Club, and more.

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

- Land Area 3,996.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 6 car garage





56 Caldwell's Road,

Scale in meters, indicative only. Dimensions are approximate. All information is provided as a guide only and is not intended to be relied upon for any purpose.