



56 Francis Street, SPRING GULLY, VIC 3550

IDYLLIC RETIREMENT LIVING IN A PARK-LIKE SETTING

If you would like to retire into a really wonderful community where the focus is on independence, the facilities and amenities grant you excellent security and convenience, as well as many options of interesting ways to spend your time, together with good company, then this lovely unit with a gorgeous outlook might be just what you've been waiting for.

This home is on Francis Street just around the corner from Broadway which is where you will find the Village Centre and Post Office. The Bendigo Retirement Village has lots of lovely open space and established trees so when you look out, or go for a walk, you might think you live in a park. In fact you might even meet a roo or two here, who visit once in a while to lay on the grass and sleep under the trees.

Inside the home, has neutral tones that are very gentle on the eye, and easy to jazz up with whatever colour scheme is your favourite. This particular unit has a very comfortable spacious feel. You enter in upon the lounge room which has a skylight and picture windows, providing lots of natural light, and a reverse cycle split system to keep you cosy through winter and comfortably cool when summer comes around. There is always the option of using the ducted evaporative cooling if you prefer too. Another noteworthy attribute is the solar system for those of us who like to keep their bills down.

TYPE: For Sale

INTERNET ID: 84P3014

SALE DETAILS

\$350,000-\$385,000

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Ruth Heard
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The lounge opens onto the dining area and the kitchen which is fresh and modern with a stainless steel wall oven under an electric cooktop, a half sized dishwasher, as well as a powerpoint in the pantry in case you would like to tuck your microwave or other appliances away. It also has a drawer system just to make your life easier.

The laundry offers extra storage space including a broom closet. While the bathroom directly adjoins the bedroom, which has built-in-robos as well as a linen press. The whole unit is beautifully presented and well maintained.

There is a nice private al fresco area through a new sliding door in the dining area, the garden here is so pretty and provides a shortcut to the village centre. Another functional feature is a garage with a remote control door.

For your families peace of mind each unit in the village has a MePacs personal alarm connected with 24 hour response. The village also has a golf buggy so that they can run you home from the village centre if the need arises, a village bus for shopping trips, and gardeners, who even take your bins out, though you are welcome to tend your own garden if you wish. On top of this the bus stop is straight out the front.

The village itself is a friendly community of retirees enjoying each other's company and the excellent facilities and amenities including its own post office, a suite of offices for a visiting hairdresser, podiatrist and doctor, pharmacy delivery and prescription service, a bar where you might enjoy happy hour, communal kitchen, billiard table, exercise machines in the gym, a book and dvd library, a barbecue area and a vegetable garden where you can tend your own patch if you want to.

There are many on site activities available such as indoor bowls, mahjong, various clubs, and art, dance and exercise classes. It's all up to you, you can participate in as much or as little as you like.

Units in the Bendigo Retirement Village are available exclusively to over 55's and a separate contract is to be signed with the Village. Feel free to call the friendly agent for more details. Consider this your invitation to the open inspection.

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

Other features: Close to Transport, Heating

- Bedrooms: 1
- Bathrooms: 1
- Single garage



