



9 Belinda Avenue, GOLDEN SQUARE, VIC 3555

Much Loved with Warm Retro Character

Elders Easy Sale Closes Wednesday 20 May, 2pm (unless sold prior)

Indicative Sale Price \$590,000 - \$640,000

Beautifully preserved and full of 1970's charm, this brick veneer home sits in a popular, central pocket and offers generous proportions, multiple living zones and a warm retro character that has been lovingly maintained. From the neatly kept gardens to the light filled interiors, every space feels welcoming and ready for its next chapter.

Two large living areas and a formal dining room create relaxed zones for everyday life and family gatherings, each with an authentic vintage flair. A servery window connects the kitchen to a paved alfresco with an awning roof - ideal for regulating sunlight and providing shelter from the rain.

The main bedroom features a walk through double robe to a modernised, easy access ensuite. While the main bathroom would benefit from renovation, its layout with two way access to the second toilet remains a highly practical configuration for modern family living. A dedicated study complements the further two bedrooms with fitted robes. There is ducted evaporative cooling, a gas heater and a cost reducing solar system.

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: 84P3021

SALE DETAILS

**Easy Sale Closes Wed
20 May - ISP \$590k -
\$640k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
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Access ramps, handrails and wide hallways further enhance the home's practicality.

Outdoors, the 565sqm (approx.) block offers established gardens, a secure backyard and excellent storage. A garden shed, store shed and a lockable cupboard under the 7.6m carport provide ample storage space. You may one day decide to enclose the carport into a garage.

This terrific location keeps you within easy reach of the Kangaroo Flat shopping precinct, mid-way between the CBD and Lansell Square, and convenient to multiple schools and day care centres.

For those who enjoy an active lifestyle, rear gate access to the Bendigo Creek Trail is a standout advantage. The Trail leads directly to the Gurri Waanyarra Leisure Centre via Rotary Park - perfect for families riding to swimming lessons or for a pre workout jog. Coinda Park is also just moments away.

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.

An inspection will confirm a solid home with timeless appeal and lifestyle benefits, in a sought after neighbourhood setting.

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

- Land Area 565.00 square metres
- Bedrooms: 3
- Bathrooms: 2



