

4A Adelaide Street, FLORA HILL, VIC 3550

A Wonderful Family Home or Investment with Potential 5% Yield

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

Indicative Sale Price \$800,000 - \$880,000

Completed in 2024, this beautifully finished modern home has been thoughtfully designed to meet the needs of today's families. Offered with vacant possession, it's ready for immediate owner occupation or to be placed on the rental market without delay.

Investors will appreciate the strong rental prospects, with Elders Property Management anticipating high demand. The appraised return of \$850â##\$900 per week represents an attractive potential yield of 5%.

The home's striking street presence is enhanced by wide eaves that not only elevate the architectural appeal but also provide passive cooling by shading the windows. Set on a 454sqm allotment, the property prioritises a generous, fully enclosed backyard - ideal for children and pets. A side gate offers direct access to the playground at the end of the street and the Spring Gully Trail.

TYPE: For Sale

INTERNET ID: 84P3022

SALE DETAILS

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20 May - ISP \$800k -
\$880k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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BENDIGO, VIC
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Beautiful blonde vinyl plank floors and 9' (2.6m) ceilings flow through to the expansive, light filled open plan living zone with stacking doors and flyscreens to outdoor living. The sleek kitchen impresses with a glass window splashback, quality appliances, stone benchtops, a large island with breakfast bar, excellent cabinetry and lighting, and a fridge alcove designed for larger models with water connection. An undermount sink is visible from the main living area, while the butler's pantry complete with a second window splashback conceals a double sink, dishwasher, additional storage and direct access to the laundry - keeping everyday tasks neatly tucked away.

The home offers four bedrooms, two bathrooms and a powder room. The fourth bedroom features double doors, allowing it to function as a third living space or dedicated study. There is ducted evaporative cooling and gas heating and solar hot water.

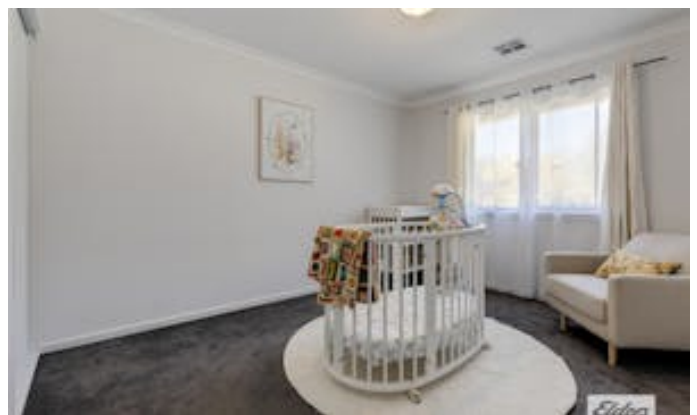
Storage is exceptional, including robes to all bedrooms (with a walk in robe to bedroom two), under stair storage, a linen press and a games cupboard in the upstairs rumpus. The main bedroom is notably generous, providing space for a parents' retreat alongside a walk in robe and a luxurious ensuite.

Thoughtful design, abundant storage, quality fixtures and a calm, modern palette combine to create a home that balances luxury with everyday practicality. This enviable residence is ideal for families seeking space, comfort and contemporary living in a well connected, lifestyle rich location.

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

- Land Area 454.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







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Scale in meters, indicate only. Dimensions are approximate. All information is provided in good faith and is not intended to be relied upon.