

4/214-216 Arnold Street, NORTH BENDIGO, VIC 3550

COMFORTABLE LIVING WITH SUPREME CONVENIENCE

Elders Easy Sale: Closes Wednesday 1 July @ 2pm (unless sold prior)

Indicative Sale Price \$350,000 - \$375,000

If you've been looking for something in a sought after location that you could either live in or let out, and if you like the prospect of being able to add value through renovation or refurbishment now or in the future, then this affordable little gem might just be the one for you.

Located in Bendigo's premiere hospital precinct, which is just a hop, skip and jump from the CBD, this neat two bedroom unit would be terrific as a low maintenance entry-level property, perfect for parents to put their kids in and rent out later, great as a downsizer with no yardwork, and ideal for hospital workers either to buy or lease!

Being situated towards the back of the block provides a nice level of privacy and quietness, being brick and on a slab, it is solid as a rock, and while it would definitely benefit from an update, new carpet throughout means part of the work has already been done for you, and it is perfectly livable as it is.

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: 84P3045

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Ruth Heard
0479 059 099

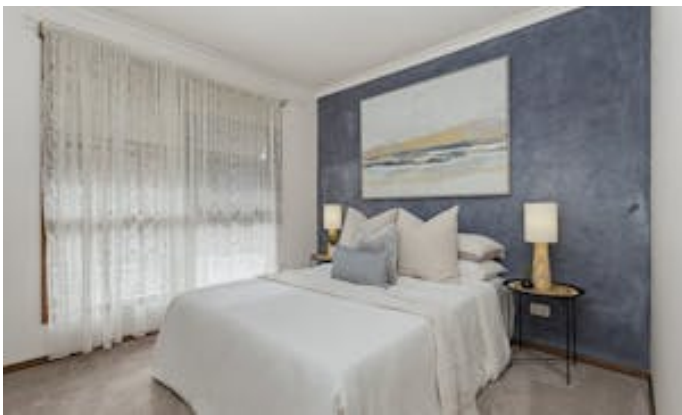
A combined living / dining area is a comfortable size with a reverse cycle split system, the kitchen is equipped with an electric upright stove, in the hall you will find a linen press with broom closet space. This unit has a separate laundry, it also has a separate toilet, and to service the two bedrooms which both have built-in robes with built-in dressing tables, a three piece bathroom with a modern vanity, has a separate bath tub and shower. For undercover parking the carport attached to the unit also assists in providing space between neighbours.

This one should go straight to the top of your inspection list, being something anyone can afford, and in such a great location, with the added convenience of a post office, and a pub for those who enjoy a counter meal, within a block. Consider yourself invited to the next open, or feel free to contact the agent - Ruth Heard 0479 059 099 for more information.

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

Other features: Carpeted, Close to Schools, Close to Transport

- Land Area 124.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport





4/214 Arnold Street,

Bedroom
Toilet
Linen



Scale in meters, indicative only. Dimensions are approximate. All measurements contained herein are gathered from records as shown to be available.