



4 Adelaide Street, FLORA HILL, VIC 3550

Renovated Home on 3,277sqm, With Lifestyle & Investment Appeal – Dual Occupancy and Shedding Options (STCA)

Elders Easy Sale Closes Wednesday 22 July, 2pm (unless sold prior)

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

Beautifully renovated and set on an expansive 3,277sqm, this four bedroom residence offers space, versatility and an enviable lifestyle in one of Flora Hill's most connected pockets. Offered with vacant possession, it's ready for immediate owner occupation or to be placed on the rental market without delay. Families will love the direct access to the playground at the end of the street and the Spring Gully Creek Trail.

The sheer scale of the block presents exciting prospects to establish a family legacy. Subject to council approval, you may choose to build a second dwelling and create a dual occupancy property. Alternatively, the land invites you to design your dream outdoor environment - landscaped gardens, substantial shedding, a pool, generous lawn areas or dedicated activity / entertaining zones.

Beyond the clean, modernist facade, a charming gated entry reveals an enclosed,

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TYPE: For Sale

INTERNET ID: 84P3054

SALE DETAILS

**Easy Sale Closes Wed
22 July - ISP \$800k -
\$880k**

CONTACT DETAILS

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Bendigo**

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weather proof atrium courtyard. This delightful space expands the living footprint and enhances the home's indoorâ##outdoor connection, bathing the interior in natural light.

Inside, the floor plan is wonderfully versatile. The open plan kitchen and dining area flows to the living room, creating a relaxed central hub. The fourth bedroom offers flexibility as a second living area, rumpus or even a home based business space, thanks to its sliding glass door opening to the front portico.

Three additional bedrooms include built in robes, with the main bedroom enjoying its own ensuite. A further shower room, in addition to the main bathroom, adds welcome convenience for busy households.

The extensive garage provides even more options - ideal as a rumpus or games space with room for a table tennis table or other activities. Existing shedding on the property has previously accommodated a bungalow and studio with bathroom (now decommissioned), offering potential for future repurposing or removal to make way for new buildings (STCA).

The location is exceptional. Enjoy easy access to shopping, education, childcare and medical services in Flora Hill, Strathdale and Kennington. The city bus network is close by, and central Bendigo is only a short drive or comfortable walk.

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

- Land Area 3,277.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 4







4 Adelaide Street,

Bedroom	100.00m ²	Scale in meters, indicative only. Dimensions per requirements. All information is provided in good faith and is not to be relied upon.
Bathroom	10.00m ²	
Kitchen	10.00m ²	
Living	10.00m ²	