



82 Somerville Street, FLORA HILL, VIC 3550

A Creative Home with Space, Soul and a Standout Location

Elders Easy Sale Closes Wednesday 5 August, 2pm (unless sold prior)

Indicative Sale Price \$440,000 - \$470,000

Bold, creative, and instantly memorable, this property delivers a first impression that warms the heart. Its striking blue and yellow paint scheme isn't just visually powerful - it reflects the home's personality. Blue evokes trust, wisdom and calm; yellow brings energy, optimism and creativity. Together, they set the tone for a home that feels both expressive and welcoming, hinting that there's far more here than meets the eye.

The home is surprisingly spacious and is move in ready or could be renovated to your preferences. It offers three generous bedrooms, two living areas, and dining. Set on a substantial 792sqm, it also includes shedding with concrete flooring and power - ideal for conversion into a bungalow, studio or rumpus space with some work.

You'll love the 3m ceilings, picture rails, timber floors, brick fireplace framing the kitchen cooker, the cornice combinations and the charming weatherboard facade. Artistic buyers will be drawn to the eclectic wallpapers and the Mondrian-inspired painted kitchen cupboards, adding a unique creative flair.

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: 84P3062

SALE DETAILS

**Easy Sale Closes Wed
5 Aug - ISP \$440k -
\$470k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill
0427 431 744

The location is exceptional. You're within comfortable walking distance of Bendigo CBD, the Railway Station, and La Trobe University, with allied health services and pharmacies close at hand.

Schools, childcare options, Kennington Reservoir, supermarkets, specialty stores, gyms, caf  s, playgrounds and bushland are all nearby. Enjoy easy walking or bus access to Kennington Village, Strath Village and Strath Hill.

This is a home with soul, space, and standout personality - perfectly positioned for lifestyle, convenience and creativity.

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

- Land Area 792.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport



