

SOLD



4 Swalling Cres, Kennington



Beautifully renovated home on a fabulous 782m2 block

- Beautifully renovated brick veneer residence with some original features on a 782m2 block
- New kitchen with new dishwasher, new bathroom with large shower, new floor coverings, new euro laundry, freshly painted inside and out - exceptional condition!
- Offering three bedrooms, all good sized rooms, Master with built in robes
- Fabulous block of 782m2 with option to purchase an additional 288m2 for an indicative price of \$71,500 subject to buyers liaison with Coliban Water and subsequent approval from that same authority. (Letter of interest available)
- Absolutely blue chip locale close to all services and La Trobe University
- Unique landscaping with beautiful and significant sandstone edges and paving
- Investors looking for position! position! Look no further, huge growth area!
- The home has lovely polished timber floors in the main entrance and hallway, lovely cornices etc

3 Beds 1 Baths 2 Cars 782m2
Land Area

Price	SOLD
Property Type	Residential
Property ID	548
Land Area	782 m2
Floor Area	100 m2

Agent Details

Gavin Butler - 0427 887 766

Office Details

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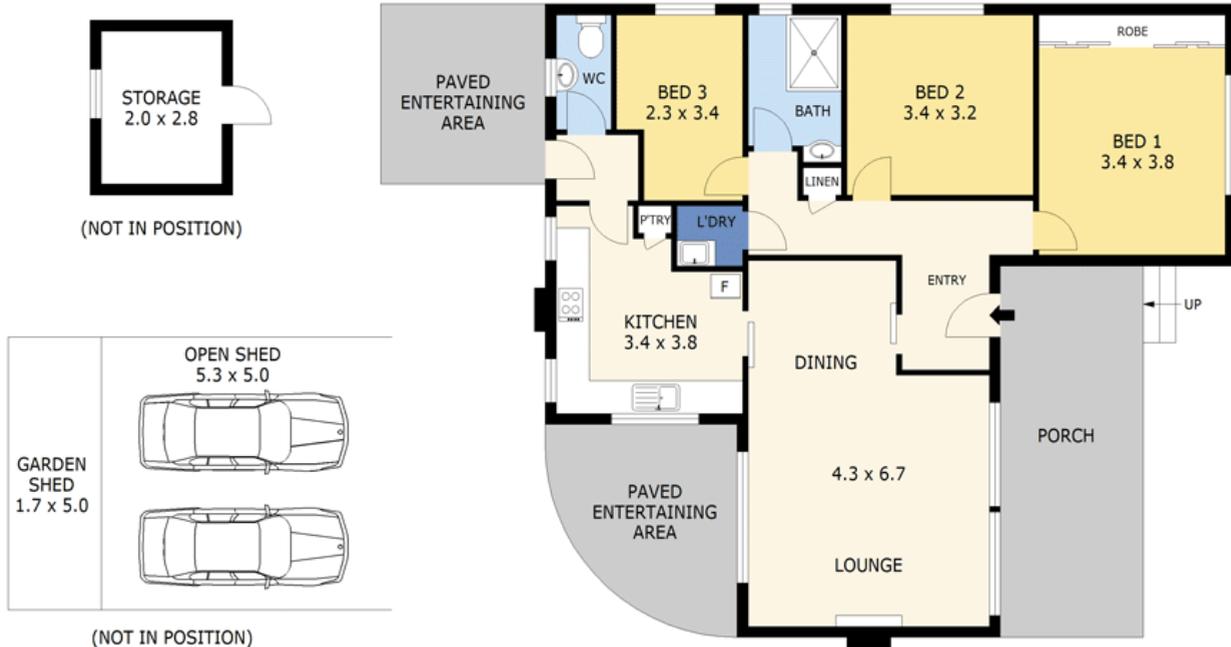
**GAVIN
BUTLER**
REAL ESTATE

- Split system reverse for all seasons
- Large shed or workshop for two vehicles and a charming old brick shed with real character
- A truly fabulous home – simply call Gavin for an inspection

For those that are not aware Kennington is one of the most highly sought after areas in Bendigo and the locale of this home is no exception. Just a few minutes drive or walk to central Bendigo and the La Trobe University make this a prime location and prime real estate. Nearby is Strath Hill shopping village, Bendigo South East College, Kennington Primary school, Bendigo Railway Station and Bendigo Marketplace. Such an appealing home will create enormous interest. Please give Gavin a call for a private inspection on any day.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 94 m ²
Porch	- 18 m ²
Entertaining	- 21 m ²
Open Shed	- 27 m ²
Garden Shed	- 9 m ²
Storage	- 6 m ²
Total	- 175 m ²



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