

SOLD



121 Barnard St, Bendigo



## Inner City home close to the Bendigo Health Group

3 bedrooms 1 bathroom 321 m<sup>2</sup>

- Inner city period home of three bedrooms close to arts precinct and the new Hospital
- Perfect opportunity to renovate the existing home to achieve a beautiful inner city residence
- The block size is 321m<sup>2</sup> positioned in a blue chip locale - one of Bendigo's better locations for inner city living
- Extremely high profile location-2.5 km walk to Central Bendigo, train station, arts precinct, restaurants, Art gallery and all amenities
- Close to Lake Weeroona, Rosalind Park, Arts precinct, new Hospital, shops, cafes and restaurants
- Period homes are the flavour of the month in Bendigo so a restoration of this cottage will reward the investor.
- Given the desirable locale you will always be rewarded for your investment - almost impossible to over capitalise
- All services are available to the block i.e. natural gas, power, town water, sewer etc
- Offering three bedrooms, separate lounge and separate kitchen
- Overmantles and fire places, some nice features
- Split system reverse and reverse airconditioner for all heating and cooling requirements
- Two timber garden sheds for storage and garden implements
- Off street parking is available on the property

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	626
<b>Land Area</b>	321 m <sup>2</sup>
<b>Floor Area</b>	103 m <sup>2</sup>

### Agent Details

Gavin Butler - 0427 887 766

### Office Details

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A superb opportunity presents to buy a nice period renovator on the doorstep of the

CBD and the Hospital. Ideal location for both yield and capital growth. This very appealing period home is waiting for a nice renovation to make it your lovely family home. Directly opposite the new Hospital makes it a prime location for any employees wanting a great rental home accessible to the health services. Alternatively it is an ideal home for health professionals or simply an investor looking for an opportunity.

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