

SOLD



6 Hammer St, Flora Hill



Period home and Unit close to La Trobe University - Two for the price of one!

- Charming solid brick rendered California Bungalow with lovely street appeal on a 618m2 block
- Ideal home for the investor wanting to purchase on the doorstep of the University or a lovely home for first home buyers starting out
- The home offers three bedrooms/one bathroom and the separate unit has the one bedroom and bathroom. A property that can yield two rental incomes
- The period home requires some cosmetic updates and renovation but presents a huge opportunity to add value to the home in this blue chip locale
- Functional kitchen with plentiful cupboards, gas cook top and electric oven
- Fabulous block of 618m2 with side access in a very central location close to all amenities including University, quality schools, shopping centres, cafes etc
- Absolutely blue chip locale close to Bendigo CBD and La Trobe University

4 Beds 2 Baths 1 Cars 618 m2

Price	SOLD
Property Type	Residential
Property ID	789
Land Area	618 m2
Floor Area	158 m2

Agent Details

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Office Details

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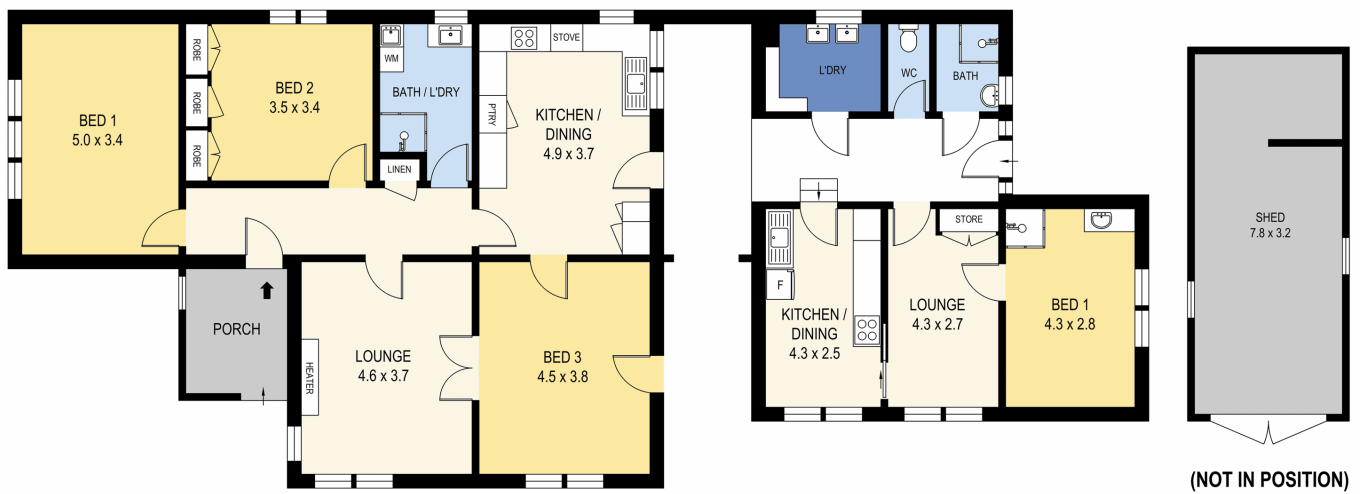
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- Both properties have tenants who have resided for a significant period of years
- Unique three bedroom home with character and charm and appealing features, lovely cornices, ceiling rose, timber and glass doors etc
- Gas heating, air conditioner, split system for all seasons
- Investors looking for position! position! Look no further, huge growth area!
- The home has lovely street appeal, features timber and glass doors, nice cornices and other period features. The unit is more modern and presents exceptionally well and offers one bedroom, kitchen, separate living area, laundry, bathroom and toilet
- Both properties are on the one title, separate power metres and one water metre
- Single garage/shed that requires some work. Ample off street parking for vehicles.
- Leases – the home is on a periodic lease at \$255 per week and the unit is currently up for lease at \$220 per week

For those that are not aware Flora Hill 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.

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 1	- 103.8 m ²
Residence 2	- 54.6 m ²
Porch	- 5.9 m ²
Shed	- 24.9 m ²
Total	- 189.2 m ²



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