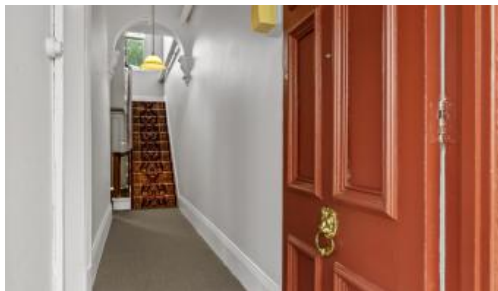


SOLD

102 Mollison St, Bendigo



Opportunity for investors! - excellent value inner city home!

- A rare opportunity to purchase a splendid inner city distinguished townhouse (Moran's Terrace 1873). Outstanding investment opportunity!
- Potential for investors to achieve huge growth in this extremely central locale. Excellent value, if not potentially the best value in Bendigo for an inner city property.
- Ideal for residential living or business with it's mixed use zoning
- Perfect location and property for an airbnb - clients can walk to everything in town
- Extremely high growth area of Bendigo with major developments taking place
- Certainly a blue chip locale in the heart of the Bendigo CBD
- Only 500 metres to the Bendigo train station for your Melbourne visits
- Off street parking with single enclosed carport and yard
- Magnificent facade, period features, arches, staircase with landing, 14'ceilings etc

2 Beds 1 Baths 1 Cars 210 m2

Price	SOLD
Property Type	Residential
Property ID	808
Land Area	210 m2
Floor Area	124.40 m2

Agent Details

Gavin Butler - 0427 887 766

Office Details

Eaglehawk
42 Goldsmiths Road
Eaglehawk, VIC, 3556
Australia
03 5448 3322



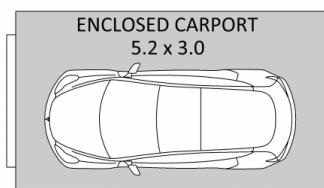
**GAVIN
BUTLER**
REAL ESTATE

- Unique and charming home rarely available in central Bendigo
- Updated with new floor coverings both vinyl plank and carpets and presents exceptionally well
- Separate kitchen/dining and lounge on the ground level with bathroom and bedrooms upstairs
- Impressive facade, classical mouldings and ledges stunningly vermiculated
- Modernised interior whilst retaining some wonderful original features
- Truly city living being able to walk to the cafe's, shops, arts precinct
- A very affordable terraced home in the highly sought after Bendigo CBD
- Estimated rental for this mixed use premises is \$500 per week

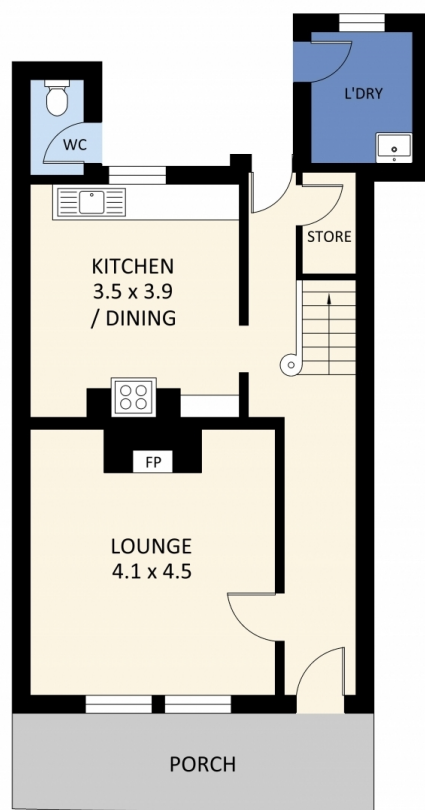
All will be impressed with this central inner city townhouse oozing character and charm. The perfect investment or ideal for those relishing inner city living. The terraced home presents an opportunity to add great value by extending the living space into the rear yard and capturing additional views across the city but certainly not essential. For investors this home represents outstanding value and huge prospects for capital growth in this very central locale. It may be the best value property available in central Bendigo.

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.

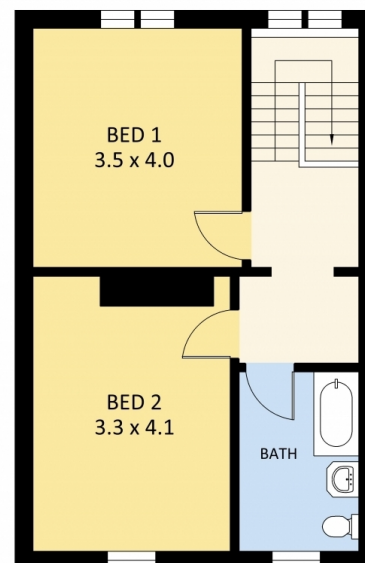
The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it 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.



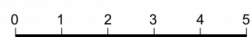
(NOT IN POSITION)



GROUND FLOOR



FIRST FLOOR



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.

Ground Floor	- 52.3 m ²
First Floor	- 47.6 m ²
Porch	- 8.9 m ²
Carport	- 15.6 m ²
Total	- 124.4 m ²



102 Mollison Street, Bendigo

