

SOLD



7 Theodore St, Flora Hill



A real touch of class close to the University - beautifully renovated and presented

- Charming red clinker brick veneer with lovely street appeal on a 560m2 block
- Truly renovated with a touch of class and the home will be a delight to inspect
- Ideal home for the investor wanting to purchase on the doorstep of the University a lovely home where you simply move in and nothing to spend. For the first home buyer this is a highly recommended entry to the market given the excellent condition of the home
- The home offers three bedrooms, master bedroom with ensuite and walk in robe, two other bedrooms have built in robes, open plan kitchen/meals with a separate lounge/formal dining area that can be closed off
- The period home has been beautifully renovated with extremely nice bathrooms and ensuite
- Modern gorgeous kitchen with plentiful cupboards, island bench, dishwasher, beautiful polished timber floors and upright electric oven
- Fabulous block of 560m2 with side access in a very central location close to all amenities including the La Trobe University, quality primary schools, shopping centres and cafes etc
- Extensive alfresco with ramp and external toilet for all those summer barbeques
- Absolutely blue chip locale close to Bendigo CBD and La Trobe University
- Lovely charm and character featuring polished timber floors, sash windows, brick fireplace, beautiful rustic red brick reveal, picture rails, ornate cornices, timber doors etc
- Ducted heating and cooling, split system, ceiling fans and gas log fire for all seasons
- Single garage, single carport and a great workshop/shed behind double gates
- Investors looking for position! position! Look no further, huge growth area!

3 bedrooms 2 bathrooms 2 carports 560 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	822
<b>Land Area</b>	560 m2
<b>Floor Area</b>	99 m2

#### Agent Details

Paul Dalton - 0417502201

#### Office Details

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



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.