

SOLD



17 Rose St, Golden Square



Stately period residence - beautifully renovated to the highest standards

- An outstanding period residence that has been lovingly renovated whilst retaining the gorgeous Spanish Mission era which gives it such a presence sitting high on Rose Street offering fantastic views
- Delightful views of the Bendigo Cathedral and the smaller spire of the local church at "Golden Village"
- Beautifully renovated from the ground up to the highest standards - re-stumped, re-plumbed, re-plastered, freshly painted, fully insulated, double glazed windows to the rear of the home, gutter guard etc- and a stunning modern addition at the rear of the home offering beautiful views and sunsets on most evenings
- Located in a precinct of similar vintage homes the charm and character that the home offers makes it a standout with its picturesque facade framed by a pair of stately palm trees. A highly desirable area to reside in for Bendigo and walking distance to all amenities. Only five minutes or 2.3km to central Bendigo.
- Features twin gabled roof, wide eaves, weatherboard and roughcast exterior finish, arched front porch with masonry and barley twist pillars, curved windows with lead light panes, exquisite light fittings, over mantles, 3 metre high ceilings, plantation windows, polished timber floors plus many other original features. Classic Californian bungalow features with the usual wide entry hallway with plate shelves and beautiful art deco ceilings and cornices
- Open plan kitchen/meals/dining and family room with connecting sliding doors to the alfresco and delightful low maintenance gardens and pool
- Offering three bedrooms, master with ensuite and built in robes in all bedrooms
- This blue chip locale is on the Melbourne side of Bendigo facilitating an easier trip to the airport and Melbourne City
- Set on a generous 746m2 block and fully landscaped with sweeping lawns,

3 2 4 746 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	827
<b>Land Area</b>	746 m2
<b>Floor Area</b>	198 m2

#### Agent Details

Gavin Butler - 0427 887 766

#### Office Details

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inspiring and beautiful leafy garden, gorgeous palms and a delightful in ground heated pool

- Contemporary high end kitchen with dishwasher, island bench and pantry
- Lovely family room overlooking the beautiful and inspiring leafy garden, fruit trees, natives and ornamentals
- Mineral salt chlorination pool (19,800ltr 4.46 x 3.5 metres))- graphic grey coloured plunge pool, coloured lights creating a display of multiple colour choices. Glass pool fence to enhance the external views. Heat pump maintains the pool at 29 plus degrees if required.
- Hydronic heating panels throughout (latest Alira Daikin 2022, natural gas), ceiling fans, split system, sun blinds 95% heat block to rear windows, Chomagen heat pump for economical hot water, water tank and pressure pump to water the front garden and vegie boxes.
- Undercover entertainment area with decking, views across Bendigo, separate undercover barbeque area and garden shed
- Enjoy a coffee on the alfresco overlooking an established garden and play area for the children in a secure and private setting
- Perfectly positioned close to the City, supermarkets, St John of God Hospital, Girton Grammar School. Close to schools, shops, public transport, a wonderful shopping precinct and all amenities
- This much loved home is warm and inviting, conveniently positioned and beautifully presented. Only five minutes to the Bendigo CBD, shopping centres, hospitals, train station, top schools and restaurants. The hard work is done here, a home that easily surpasses most offered period homes in Bendigo
- For a private inspection please call Gavin on 0427 88 77 66

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