



Cottage residence on a glorious 1.87 acres of established gardens - ('Banyula' - place of many trees)

- Extremely unique property in simply the best location, in central Strathfieldsaye.
- A highly desirable area to reside in for Strathfieldsaye and walking distance to all amenities. Only 8.5km (11 minutes) to central Bendigo. It is a very rare find to secure a 1.87 acre allotment within walking distance to the heart of the township of Strathfieldsaye.
- An outstanding cottage residence on 7,481m<sup>2</sup> (1.87 acres), showcasing some gorgeous features, and holding such a presence sitting on a prime locale in beautiful Strathfieldsaye. A rare opportunity exists to secure this beautiful acreage that is very private and peaceful.
- Follow the treed line driveway to the well maintained gardens, where the children can run and play. Such an intriguing secret garden where their imaginations can run wild. Simply one of the most beautifully established water wise gardens, a hidden gem of its own, with walking trails around the garden abounding. All families who view will see and appreciate the magic of this location and what it has to offer as a private space for children to explore and enjoy the spacious country feel
- The cottage residence presents beautifully and for those families simply wanting a larger home there is opportunity to consider building a new residence by extending the existing home and/or a new home on the land (STCA) and retaining the existing home as a guest house for family members. This would all be subject to approvals by the regulatory authorities.
- The cottage is beautifully maintained from the ground up, to a high standard. The front verandah offers beautiful views over the gardens - almost your own Botanic gardens that has matured since the 1940's.
- Situated in a desirable locale the charm, character and gorgeous presentation the home offers, makes it a standout. Natural light radiates into the home.

3 bedrooms 1 bathroom 1 carport 7,481 m<sup>2</sup>

**Price** \$895,000 to \$965,000  
**Property Type** Residential  
**Property ID** 828  
**Land Area** 7,481 m<sup>2</sup>  
**Floor Area** 100 m<sup>2</sup>

#### Agent Details

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- Features include beautiful windows, cross bar timber doors, delightful facade, kitchen/dining area, separate lounge and bathroom
- Contemporary modern kitchen with dishwasher, open plan kitchen/dining with connecting french doors to the front formal lounge and a delightful verandah area to relax and enjoy the lovely views over the gardens
- Offering three bedrooms, two have walk in robes, all with delightful views over the property.
- Set on a generous 7,481m2 parcel of land, which is fully landscaped with inspiring and beautiful leafy gardens including raised vegetable/plant gardens, retaining walls, established shade trees, mature flowering plants. Not to forget the many warm spots for that morning coffee.
- For heating and cooling needs there is a small wood burner in the kitchen offering warmth and ambience and optional fireplace in the lounge that could be reopened and a new fireplace installed. Duette blinds throughout the house, keep warmth in in Winter, while allowing light through. Solalar panels (3.5kw system) reduce energy costs.
- The entertainment area with decking and courtyard adjoining is ideal for all those family functions and celebrations. Enjoy a coffee on the alfresco overlooking an established garden and play area for the children, in a secure and private setting
- The large shed is compartmentalised into a rumpus room, two storage rooms and a carport. The property has town water, sewer and power.
- Perfectly positioned, in walking distance, a good mix of local shops, including medical, dental, chemist, supermarket, butcher, schools and the bus stop to ferry secondary students to Bendigo South East Secondary College and La Trobe University, or into town.
- This much loved home is warm and inviting, conveniently positioned and beautifully presented. You'll love the home!

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