

SOLD



9A Carolin St, Flora Hill



### Delightful family home with character in a blue chip locale

3 bedrooms, 1 bathroom, 3 car spaces, 735 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	842
<b>Land Area</b>	735 m <sup>2</sup>
<b>Floor Area</b>	98 m <sup>2</sup>

#### Agent Details

Paul Dalton - 0417502201

#### Office Details

Eaglehawk  
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- A delightful family home with character in a great locale on a block of 735m<sup>2</sup>. A really lovely family home with an open plan living area
- Offering three bedrooms with polished timber floors, kitchen/dining area, separate lounge making this home ideal for the first home buyers
- The home presents extremely well and is ideal for the first home buyer or investor, the bathroom has been updated and the kitchen has a pantry and ample cupboard space
- Quite a unique home with many features that give the home some lovely character and charm - a very homely home
- Fabulous block of 735m<sup>2</sup> zoned General Residential and a very secure yard with space for the children to run and play. Two lock up sheds plus a three car shed.
- All services are available ie natural gas, town water, power, NBN, sewer
- Beautiful level block in a secure and highly regarded area. A truly great block for the tradie as there is ample room for trailers or vehicles
- Undercover entertainment area is spacious and perfect for the summer barbeque
- Gas heating and airconditioner for all heating and cooling needs
- A short walk to the La Trobe University and excellent primary/secondary schools making this home ideal for the family or investor
- Outstanding location close to all amenities, University, shops, athletic track, medical, public transport and only minutes to the Bendigo CBD
- Only 2km to the Spring Gully trail and bushland reserve. Yes easy for mum and dad to take the children on a lovely bicycle ride, stop off at the sports precinct, primary school and cafe

This lovely family home sits on a lovely 735m<sup>2</sup> block. In a great location the home is perfect for the first home buyer or families looking for a home where they simply

move in.

Flora Hill is considered a blue chip locale and adjoins the also popular Spring Gully.

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