



55 Smith St, North Bendigo



Cottage on 856m2 in highly sought after area

- Opportunity presents to buy a property with huge potential
- 2 bedroom cottage and yes it does need work but the fabulous land is in perfect condition
- Kitchen meals area and a separate lounge
- Workshop, single carport, garden shed and remnants of an old mud brick shed
- You know what they say about buying the worst home in the best street? This is a real gem for investors.
- Walk to the new hospital, Lake Weeroona and all amenities
- Highly regarded bluechip locale for developers and investors
- A very affordable price, almost land value only at this price and opportunity for rental yield

Make no mistake the home does need some tender loving care but it does have huge potential to return to its former glory or seek approval for demolition (STCA) and utilise the great block for a development site. The cute cottage is certainly good for restoration and can be the cutest home in the street if you wanted to take on the project.

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

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.

2 1 2

Price	SOLD
Property Type	residential
Property ID	169
Land Area	856 m2
Floor Area	90 m2

Agent Details

Gavin Butler - 0427 887 766

Office Details

Epsom
74 Midland Highway Epsom VIC 3551
Australia
03 5448 3322

