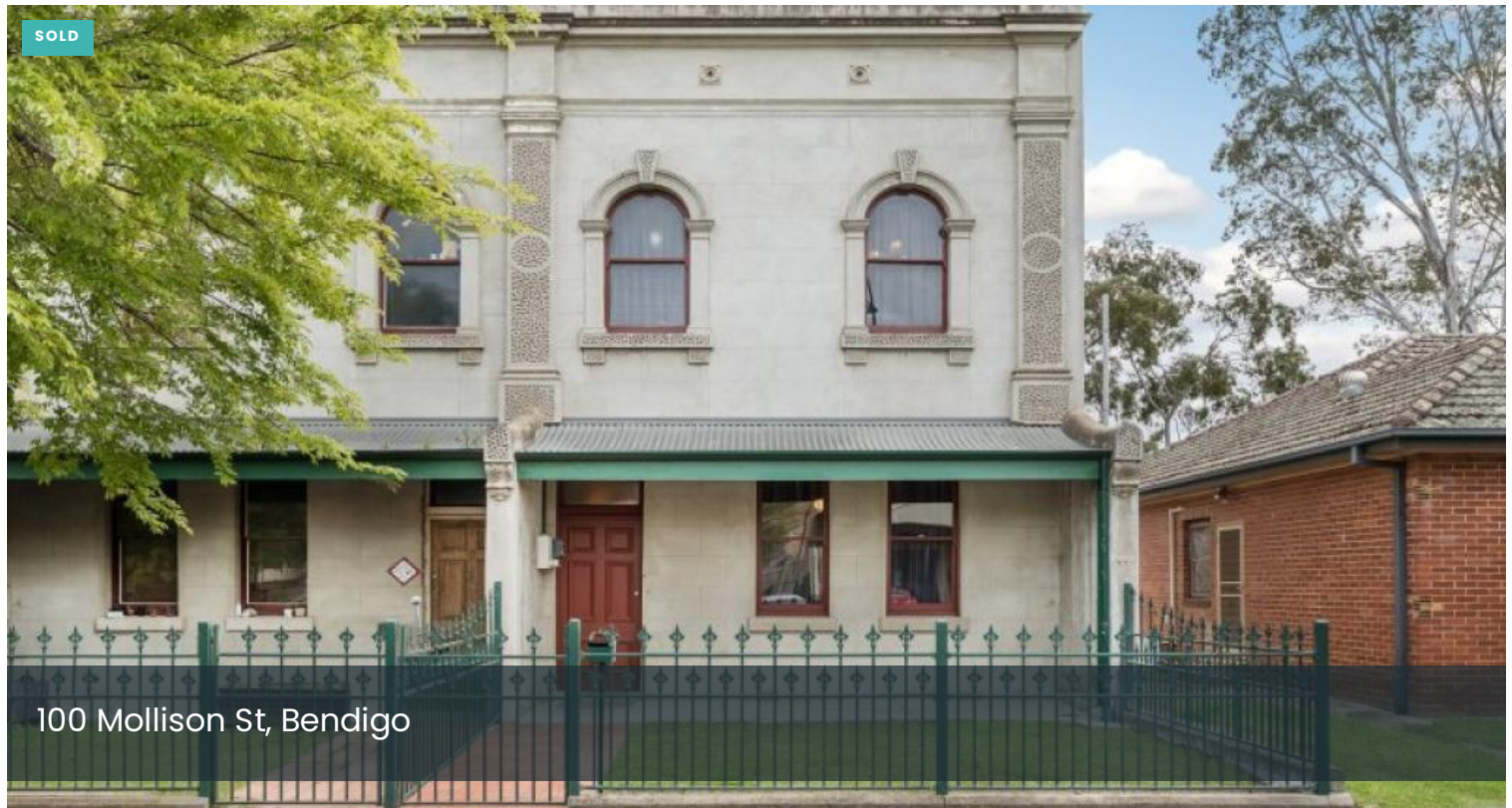


SOLD



100 Mollison St, Bendigo



## Opportunity for investors! - excellent value inner city home!

- A rare opportunity to purchase a splendid inner city distinguished townhouse (Moran's Terrace 1873). Outstanding investment opportunity!
- Potential for investors to achieve huge growth in this extremely central locale. Excellent value, if not potentially the best value in Bendigo for an inner city property.
- Ideal for residential living or business with it's mixed use zoning
- A blue chip locale in the heart of the Bendigo CBD this
- Only 500 metres to the Bendigo train station for your Melbourne visits
- Off street parking with single carport and yard
- Ideal home to consider extending and adding value, great investment
- Magnificent facade, period features, arches, staircase with landing, 14'ceilings etc
- Unique and charming home rarely available in central Bendigo

2 Beds 1 Baths 1 Cars 210 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	518
<b>Land Area</b>	210 m2
<b>Floor Area</b>	129 m2

### Agent Details

Gavin Butler – 0427 887 766

### Office Details

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



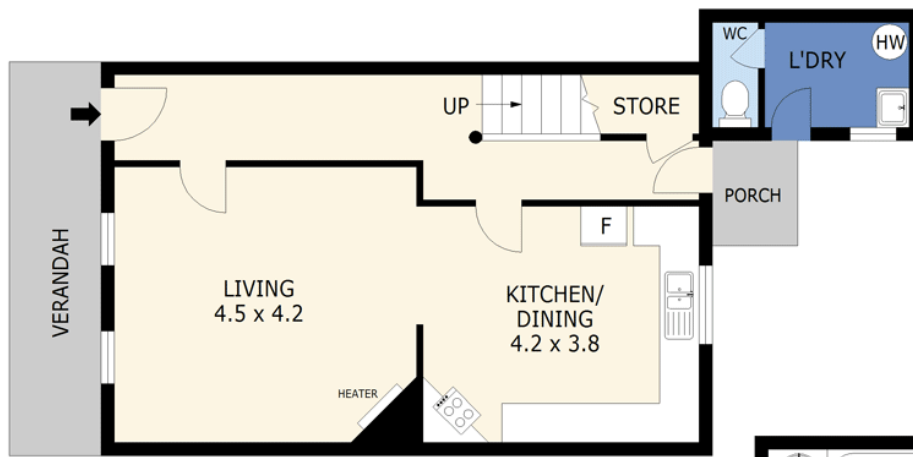
**GAVIN  
BUTLER**  
REAL ESTATE

- Updated with new floor coverings and updated kitchen & appliances
- Impressive facade, classical mouldings and ledges stunningly vermiculated
- Modernised interior whilst retaining some original features
- Truly city living being able to walk to the cafe's, shops, arts precinct
- A very affordable terraced home in the highly sought after Bendigo CBD

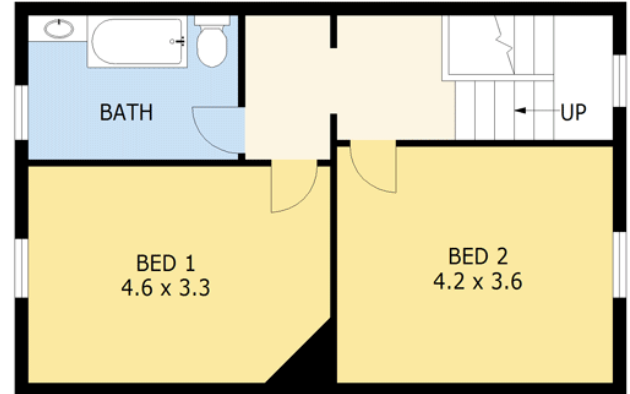
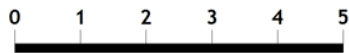
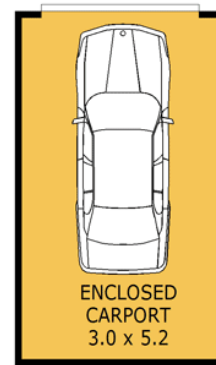
All will be impressed with this central inner city townhouse oozing character and charm. The perfect investment or ideal for those relishing inner city living. The terraced home presents an opportunity to add great value by extending the living space into the rear yard and capturing additional views across the city. For investors this home represents outstanding value and huge prospects for capital growth in this very central locale. It may be the best value property available in central Bendigo, it certainly could not be replaced for the sale price as the locale sells vacant land for \$1000 to \$1200 per square metre.

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.*



GROUND FLOOR



FIRST FLOOR

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Ground Floor	-	55 m <sup>2</sup>
First Floor	-	50 m <sup>2</sup>
Carport	-	16 m <sup>2</sup>
Verandah	-	8 m <sup>2</sup>
Total	-	129 m <sup>2</sup>



# 100 Mollison Street, Bendigo

