

SOLD



3 George St, Kennington



## Fabulous spacious period home in a blue chip locale

- Outstanding period home with charm and character on 616m<sup>2</sup> in a quiet cul-de-sac
- Truly a blue chip locale ideal for families wanting excellent schools and amenities
- Large open plan kitchen, dining and family room with beautiful polished timber floors and large windows creating a light and bright living area
- Offering three very good sized bedrooms (Birs) and a fourth or large study
- Studio within the lined workshop and ideal for the artist or home office
- Functional kitchen with great bench space, gas cook top/electric oven, pantry and dishwasher
- Master bedroom with ensuite, large walk in robe plus a built in robe
- Ducted gas heating, ceiling fans and reverse split system for all seasons
- Lovely undercover entertainment area with decking, built in Bbq with mains gas, stainless steel sink with hot/cold water

4 Beds 2 Baths 2 Cars 616 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	528
<b>Land Area</b>	616 m <sup>2</sup>
<b>Floor Area</b>	150 m <sup>2</sup>

### Agent Details

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### Office Details

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**GAVIN  
BUTLER**  
REAL ESTATE

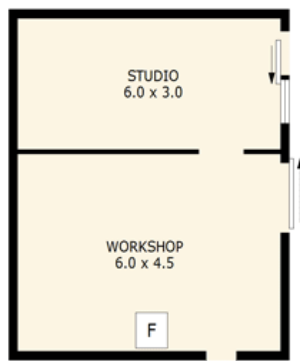
and solid fuel heater

- Beautiful period features throughout the home, leadlight windows, polished timber floors, 10'ceilings etc wall to ceiling storage cupboards
- Solar power (3.0kw system) to save on energy costs
- Enjoy a coffee on the decking overlooking a nice play area for the children
- Shed/workshop with power and concrete floor, heater - includes the studio
- Double tandem carport with high gable roof allowing for caravan storage
- Nearby is a well maintained oval/reserve ideal for recreational activities
- Close to supermarkets, public transport, schools, cafes and all amenities
- Very nicely extended to the rear of the home creating a fabulous family space

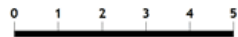
This beautiful home is warmly inviting, conveniently positioned and in excellent condition. The home has been renovated over the years and presents extremely well. Kennington is one of the most highly sought after areas to live in being only minutes to the Bendigo CBD, shopping centres, train station, top schools and restaurants. The home is truly perfectly presented and surpasses most offered period homes in Bendigo. This magnificent home offers modern comfortable living whilst retaining the charm and character of yesteryear.

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.*



(NOT IN POSITION)



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.

entertaining	- 150 m <sup>2</sup>
Verandah	- 26 m <sup>2</sup>
External Building	- 29 m <sup>2</sup>
Carport	- 46 m <sup>2</sup>
Total	- 34 m <sup>2</sup>
	- 285 m <sup>2</sup>



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