

SOLD



47A Smith St, North Bendigo



### Fabulous block with home that requires extensive renovating

- You need to be prepared to take on the work - refit bathroom and toilet, repaint, replaster, replace floorcoverings etc Not for the faint-hearted but potential plus!
- If you are not prepared to take on the above type projects there is absolutely no point viewing the home - inspections by appointment only
- Opportunity to secure a three bedroom home in close proximity to the new Hospital and Lake Weeroona on a nice 1,092m2. Needs the above work to be liveable
- Perfect for the tradie to realise the potential and future gains it offers
- All services - natural gas, power, telephone, sewer and town water
- Three reasonable size bedrooms, kitchen/meals area and lounge area
- Fabulous block of 1092m2 for current or future sub-division (stca)
- Single carport and a nice yard for the children or fido
- Good sized workshop/shed
- A brief walk to Lake Weeroona, the new Hospital and Bendigo CBD
- Ideal home for the astute investor wishing to buy a home at land value only
- Great home to improve and add significant value
- Location is a real hot spot, certainly a blue chip locale in Bendigo!
- Close to schools, shops, CBD, Hospital, Lake Weeroona and all amenities

If your in the market for a central renovator to live in or as an investment then this home may be the perfect home for you. The potential of this home lies with renovating it and then consider a two lot sub-division (Stca) for retention of the existing home and a new townhouse (stca) at some future time.

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

3 1 2 1,092 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	580
<b>Land Area</b>	1,092 m2
<b>Floor Area</b>	150 m2

### Agent Details

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### Office Details

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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.