

SOLD



33 Holdsworth Rd, Long Gully



Fabulous period home on 1,303m2 ideal for living and sub-division!

- Outstanding period home (circa 1920) with charm and character on a 1,303m2 corner block that is ideal for sub-division (STCA)
- Truly a magnificent home ideal for families in a central locale
- A great opportunity to sub-divide the 1,303m2 block (STCA) with all services
- Large open plan kitchen, meals and family room. Separate lounge with feature wall made from hand made bricks, plus a solid fuel heater
- Throughout the home are beautiful polished timber floors and large windows creating light and bright living areas. The latest extension has a tiled floor and underfloor heating
- Offering four very good sized bedrooms, Master with ensuite and walk in robe
- Very nicely presented and a very well maintained home with excellent extensions and upgrading over the 38 years the family has resided here
- Functional kitchen with great bench space, all gas cooking,

4 Beds 2 Baths 4 Cars
1,303 m2

Price	SOLD
Property Type	Residential
Property ID	605
Land Area	1,303 m2
Floor Area	156 m2

Agent Details

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**GAVIN
BUTLER**
REAL ESTATE

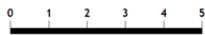
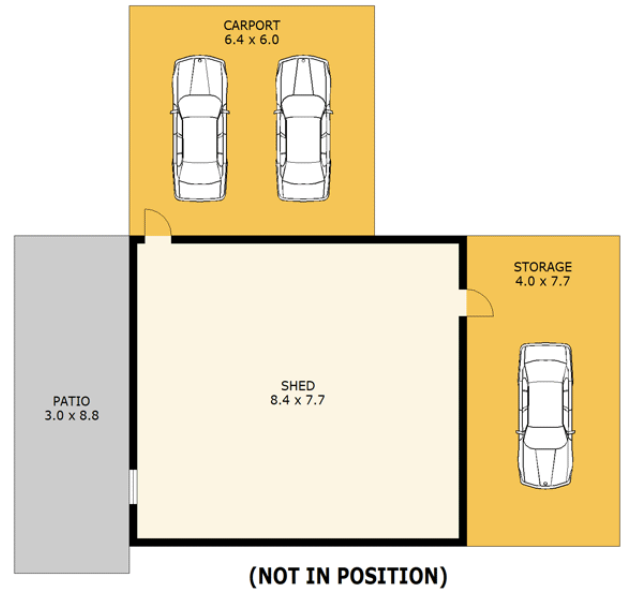
pantry and dishwasher

- Master bedroom with ensuite and large walk in robe
- Ducted gas heating, underfloor heating, ceiling fans and two reverse split systems for all seasons
- Lovely verandahs ideal for undercover entertaining, fernery for those with the green thumb and a lovely palm tree in the rear yard
- Beautiful period features throughout the home, leadlight windows, polished timber floors, 9' ceilings, colored glass doors, verandahs etc
- Ideal block for sub-division. Develop the rear of the yard whilst retaining the existing home with a good sized secure yard.
- Shed/workshop with power and brick floor, caravan port and double carport
- Close to supermarkets, public transport, Hospital, schools, cafes and all amenities
- Very nicely extended to the rear of the home creating a fabulous family space
- You'll absolutely love this home!

This beautiful home is warmly inviting, conveniently positioned and in excellent condition. The home has been renovated over the years and presents extremely well. 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.



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.

Residence	- 156 m ²
Patio	- 26 m ²
Shed	- 65 m ²
Carport	- 70 m ²
Total	- 317 m ²



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