

SOLD



44 Napier St, Eaglehawk



Period home in a very favoured and highly sought after central locale

- Quaint and charming period home on 430m2 in a favoured locale close to all amenities. Only a brief walk to shops, supermarkets, doctors, bus etc
- Highly desirable blue chip locale in Eaglehawk, a precinct with character and charm in the heart of the CBD
- Walk to the supermarket, shops, pharmacist, medical and all amenities - as close as you can get to the Eaglehawk CBD
- The home is on two titles with a right of carriageway to the rear yard creating an opportunity to build a town house overlooking the beautiful botanic gardens. Subject to City of Bendigo and regulatory authorities planning approvals
- The front Lot 2 is approximately 233m2 with the home on site and the rear Lot 1 is approximately 197m2
- Offering one bedroom with opportunity to reconfigure the home to create a second bedroom should one wish to do so
- Separate lounge with gas heater opening on to the kitchen/meals area
- Spacious kitchen with ample storage and gas cooking, gas heating as well
- So much potential the property offers for the developer wishing to add a second dwelling to the property - you will require City of Bendigo planning approvals
- The cottage has great potential to add value by updating in some areas but certainly a very live-able home right now - perfect for the family or investor looking for an opportunity to renovate a home in a great locale
- Features include dado ceilings, dado boards, timber floors, over mantle, return verandah etc
- Ideal home for the investor wanting to capture the high growth returns homes can achieve in the Eaglehawk and Bendigo regions
- Sundry shedding/workshop with power and concrete/garage at the rear of the property

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Price	SOLD
Property Type	Residential
Property ID	737
Land Area	430 m2
Floor Area	75 m2

Agent Details

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Office Details

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- The rear block on its own title (approx 197m2) overlooks the Botanic gardens and is the perfect locale for a new town house (STCA)
- If you are wanting an entry level affordable period home where you can add value and enjoy living in one of Eaglehawk's most desirable streets then consider this opportunity
- Walk to Lake Neangar, Leisure Centre and the Eaglehawk shopping centre

This period cottage is in a great locale. Eaglehawk is a desirable place to live with shopping centre, train station, medical, schools, parks, lakes and all amenities. This charming home retains the charm and character of yesteryear and is ready for those wishing to transfer it back to its former glory.

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