

SOLD



9 Shelley St, Spring Gully



## Highly desirable Spring Gully property on 1.25 acres

- Lifestyle acreage of 1.25 acres in a very desirable locale
- **Council valuation on the property is \$770,000 - this property is very realistically priced to sell and the vendors are very open to reasonable offers**
- **Opportunity presents to undertake a two lot sub-division (STCA) and create a second block of say 2000m2 for great returns. If you were to sub-divide (STCA) the 2000m2 block in the current market would realise a minimal \$400,000 and you are then left with the home on 3000m2 which could yield a great rental return**
- Family home (Built 1980) on an elevated position offering 4 Bedrooms, master with ensuite, all set on a beautiful 1.25 acres - a very rare find in Bendigo!
- Extremely rare opportunity to secure 1.25 acres zoned general residential which offers a rural lifestyle in a fabulous suburb
- Exceptional views from this locale and only a few minutes to the Bendigo Cbd
- Set on an elevated site in the highly sought after Spring Gully area - lovely lifestyle property for the family wanting space and a rural outlook
- Extremely comfortable home presenting exceptional opportunity to restyle, modernise and extend
- Solar power to save on energy costs. Split system for heating and cooling for all seasons
- Open plan kitchen/meals/family room and a large separate lounge
- Updated bathroom with new fittings, bedrooms with built in robes etc
- A brief walk to La Trobe University and exceptional primary and secondary schools
- Large enough to sub-divide or build a separate home for mum and dad also (STCA)
- Central to primary schools, sporting facilities, University and all amenities, One

4 Bedrooms 2 Bathrooms 5,541 m2

Price	SOLD
Property Type	Residential
Property ID	807
Land Area	5,541 m2
Floor Area	146 m2

### Agent Details

Gavin Butler - 0427 887 766

### Office Details

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Tree Hill bushland reserve and fabulous cycling circuits throughout the Mandurang area

- Inspections by appointment available any time

This delightful home is set in simply the best location and offers privacy and a peaceful and tranquil setting perfect for the growing family. A very unique and impressive home will prove to be appealing to many. Superb 1.25 acres in the most desirable locale.

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