

SOLD



## 12 Market St, Eaglehawk



### Charming and delightful period home on 1,239m2

- Delightful period home (circa 1890) with charm and character on a 1,239m2 block
- Truly a great opportunity to add value to the home and to buy it at an affordable realistic price
- This family home has a grand history and many memorable moments for the families that have truly loved living in this gracious "old lady"
- A great opportunity to return this delightful home with original period features and a beautiful facade back to its former glory, features dado board ceilings (9'6") timber floors, brick fireplace (gas heater) with over mantle
- Country style kitchen with original cupboards, pantry, all gas cooking with 900 cook top and oven and modern combustion oven
- Solar power to save on energy costs throughout the year.
- For heating and cooling there is gas heating and ducted evaporative cooling
- Offering three bedrooms, formal lounge/dining, second living space adjoining the kitchen, sun room, large laundry, bathroom and a second toilet
- A cellar is located central in the home and is used as a wine cellar
- Workshop and three garden sheds, external second toilet off the verandah at rear. Very nice fig tree in the back yard plus beautiful established shrubs, trees and flowers
- Lovely flat block of 1,239m2 and situated very close to the Eaglehawk CBD, walk to shops, train station, supermarket. medical, chemist and all amenities
- Lovely return verandahs ideal for undercover entertaining or relaxing and watching the world go by
- Eaglehawk is a fabulous village and township becoming increasingly more popular as families begin to appreciate what it has to offer with lakes, leisure centre, excellent primary and secondary schools, golf course and much more
- A home offering great potential for the first home buyer!

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	864
<b>Land Area</b>	1,239 m2
<b>Floor Area</b>	126 m2

#### Agent Details

Gavin Butler - 0427 887 766

#### Office Details

Eaglehawk  
42 Goldsmiths Road Eaglehawk, VIC,  
3556 Australia  
03 5448 3322



- The property also has access to additional leased land of 800m<sup>2</sup> with the lease amount being \$380 per annum if you wished to continue to utilise the land
- Note:- The home is currently on hold and no inspections until after 15th February. A family member may be buying the home.

This beautiful home is warmly inviting, conveniently positioned and has a grand history and many family memories for the families that have resided here over the years. Walk to the Eaglehawk CBD and only ten minutes to the Bendigo CBD. This lovely home certainly retains the charm and character of yesteryear.

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