

SOLD



77 Smith St, North Bendigo



Well presented family home in a superb locale!

- Desirable three bedroom family home perfectly presented in a great locale and on a fabulous 950m2 block. The home has been owned and lived in by the one family since being built in this fabulous top end of Smith Street locale
- The home is in very good condition both internally and externally and is ideal for the first home buyer or retirees wanting to simply move in and enjoy the home and all it has to offer
- This weatherboard home was always very well maintained and has in more recent years had an impressive cladding placed over the boards to provide the one owner over all these years a low maintenance property. The home has been very well maintained and the weatherboards underneath the cladding would be in very good condition
- The light and bright kitchen/meals is very functional with all electric cooking and ample cupboard space
- Separate large spacious lounge area with nice over mantle, split system reverse and gas heater for all heating and cooling needs

3 Beds 1 Baths 2 Cars 950 m2

Price	SOLD
Property Type	Residential
Property ID	866
Land Area	950 m2
Floor Area	111 m2

Agent Details

Gavin Butler – 0427 887 766

Office Details

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



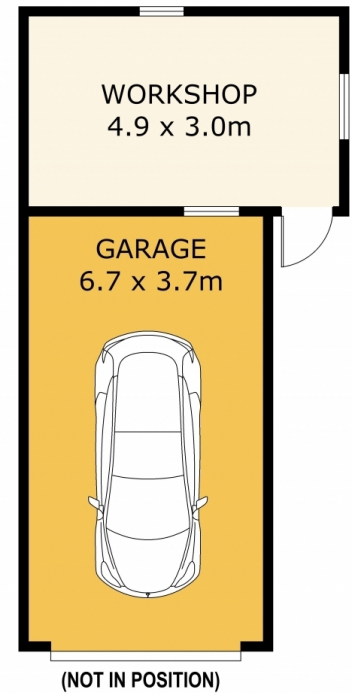
**GAVIN
BUTLER**
REAL ESTATE

- The master bedroom has built in robes, dresser and adjacent is the family bathroom with vanity basin, bath, shower and enclosed toilet
- Established gardens, beautiful roses, small orchard of fruit trees in the rear yard all on a 950m2 block zoned general residential
- Undercover fully enclosed entertainment area/alfresco for entertaining and watching the children run and play. Lovely sunny room to relax and read the newspaper
- Single garage and attached workshop, there is ample side access to the rear of the property
- Ample storage for linen and other goods throughout the home
- Close to the new Hospital, public transport, shops, supermarkets, schools, Lake Weeroona and all amenities. Only minutes to the Bendigo CBD
- Ideal for families, perfect for retirees, first home buyers or the professional couple – a home that will certainly please all that elect to view it
- Immediate vacant possession is available, nothing to do, simply move in and enjoy this fabulous home
- Wow! This lovely home presents well, it has been extremely well looked after and is an absolute credit to the current owners
- Note from agent:- Gavin grew up only 100 metres from this home and it is truly a great area to live and reside

This beautiful home is truly very well presented. Simply move in and enjoy the benefits of living in a fabulous home in a great locale with a great reputation. For retirees or first home buyers looking for a lovely home and great locale this home could be the one!

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.

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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	- 101.7 m ²
Verandah	- 15.3 m ²
Alfresco	- 9.2 m ²
Garage	- 24.7 m ²
Workshop	- 14.7 m ²
Total	- 165.6 m²



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