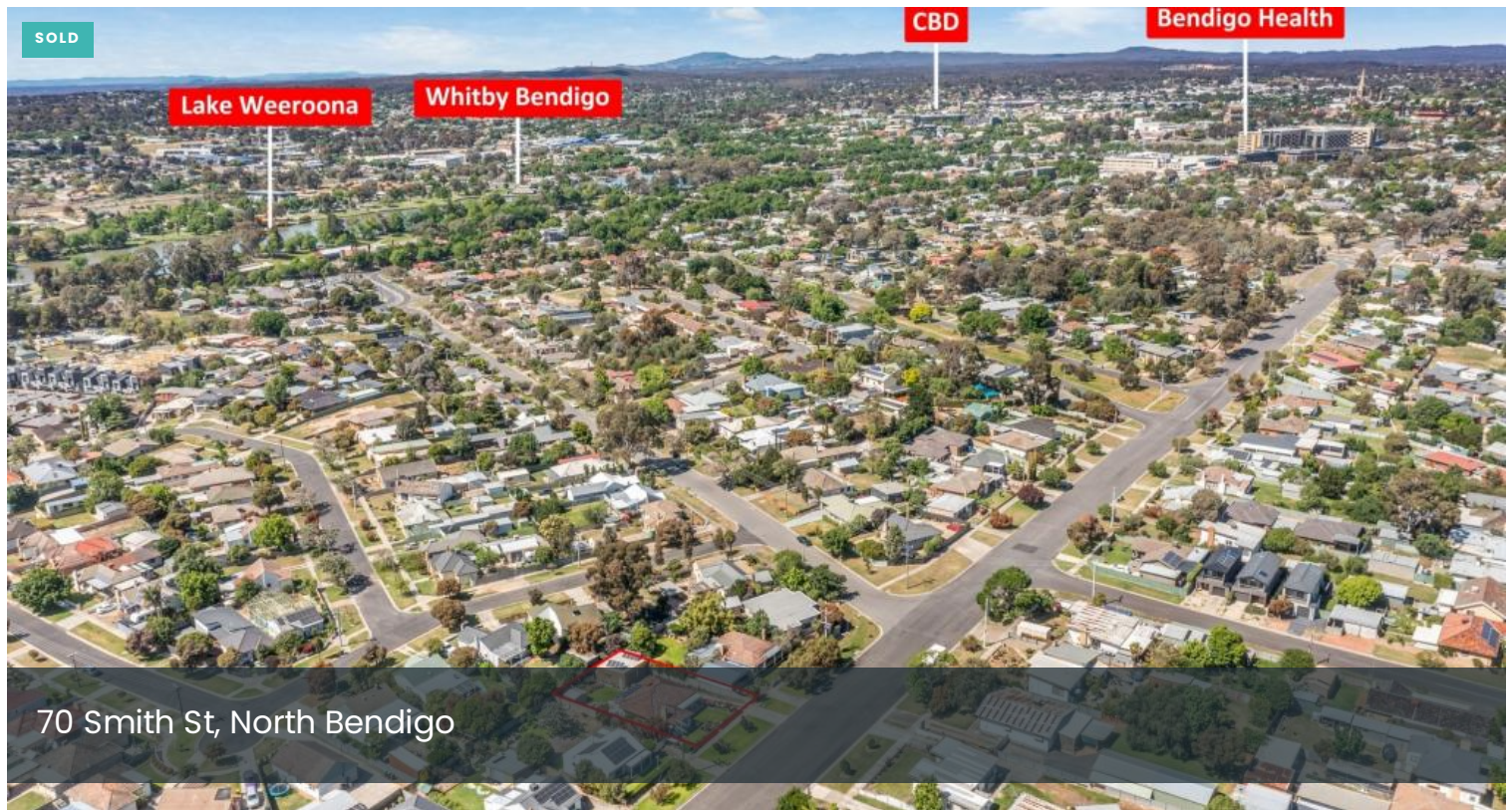


SOLD



70 Smith St, North Bendigo



## Delightful family home in a superb locale!

- Desirable three bedroom family home with retro features in a great locale and on a 587m2 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 home was always very well maintained and has some years ago been aluminium clad to provide the one owner over all these years a low maintenance property
- The kitchen/meals area is very functional with all electric cooking, dishwasher, pantry and ample cupboard space. It is a fabulous retro style kitchen with excellent appliances such as St George wall oven and cook top, Miele range hood and Miele dishwasher
- Separate large spacious lounge area with ornate cornices, wall shelf insert, window pelmets, ceiling and wall mounted retro light fittings, fire place with timber over mantle and

3 Beds 1 Baths 2 Cars 587 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	952
<b>Land Area</b>	587 m2
<b>Floor Area</b>	141.50 m2

### Agent Details

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**GAVIN  
BUTLER**  
REAL ESTATE

mirror

- For heating and cooling needs there is ducted evaporative cooling, new gas heater and wall furnace. There is solar power to save on energy costs
- The master bedroom has floor to ceiling built in robes, dresser and adjoining is the family bathroom with mauve vanity basin and mauve bath, there is a separate toilet and a shower in the laundry
- The home has ample storage throughout and the workshop can also be utilised for good storage. There are some lovely retro features such as the kitchen, lights throughout the home and bathroom fixtures etc
- Established gardens, beautiful roses some of which are 50 years of age and absolutely glorious, small garden shed, double garage or workshop (7m x 7m) with power and concrete floor, 3 water tanks. The block size is 587m<sup>2</sup> zoned general residential and has side access to the rear yard
- There is an undercover verandah at the front and rear of the home to relax and watch the children run and play
- Close to the Bendigo Hospital, public transport, shops, supermarkets, schools, medical, Lake Weeroona and all amenities. This highly regarded area is only minutes to the Bendigo CBD and a brief walk to Lake Weeroona
- 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

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	- 110.3m <sup>2</sup>
Verandah	- 12.7m <sup>2</sup>
Und. Verandah	- 18.5m <sup>2</sup>
Shed / Garage	- 52.5m <sup>2</sup>
Garden Shed	- 8.1m <sup>2</sup>
Total	- 202.1m <sup>2</sup>



# 70 Smith Street, North Bendigo

