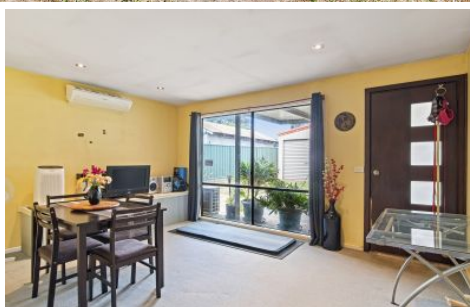


Bendigo



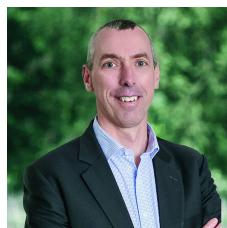
### 45 Bayne Street North Bendigo VIC

3 2 1

Positioned perfectly on the doorstep of one of Bendigo's most sought after locations and within an easy walk to Lake Weeroona and the Bendigo hospital. This comfortable home has a lovely homey feel. Comprising of three bedrooms, 2 separate living areas, fully appointed kitchen/dining room, small study, 2 bathrooms and family laundry. Sitting on a generous size allotment with colourbond garage and covered entertaining area. The home is currently let to long standing tenants while vacant possession is available. There is potential for the astute buyer to enhance this well positioned home, all within minutes to Bendigo's local attractions.

**Price** : \$ 455,000

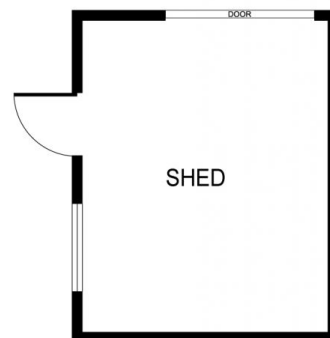
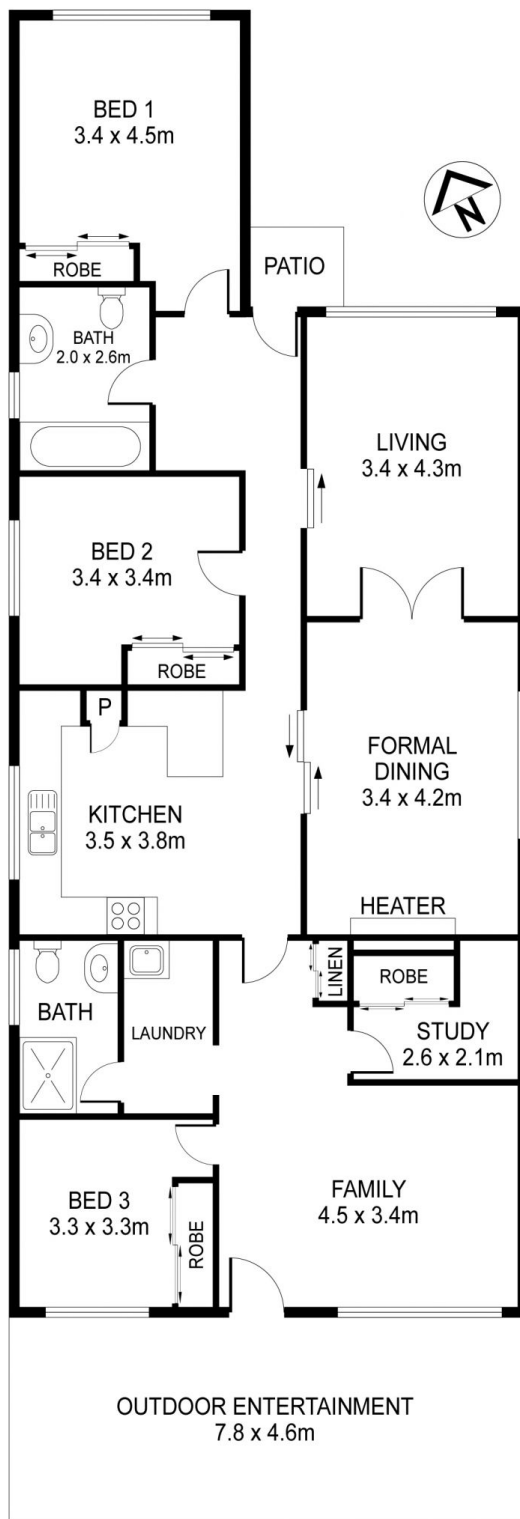
**View** : <https://www.bendigoballaratrealestate.com.au/sale/vic/greater-bendigo-region/north-bendigo/residential/house/6765805>



**Andrew Murphy**  
03 5444 9888  
0407 303 386



**David Morrison**  
03 54449888  
0438 342 227



SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref No: 67644T

INT: 152 m<sup>2</sup>  
EXT: 52 m<sup>2</sup>

**45 BAYNE STREET**