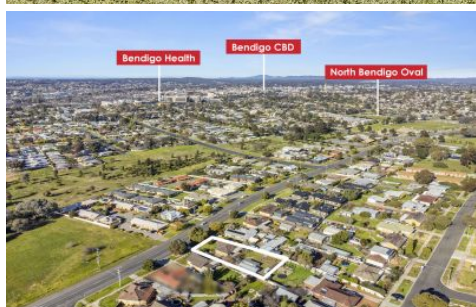


Bendigo



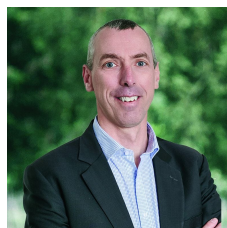
### 31a Prouses Road North Bendigo VIC

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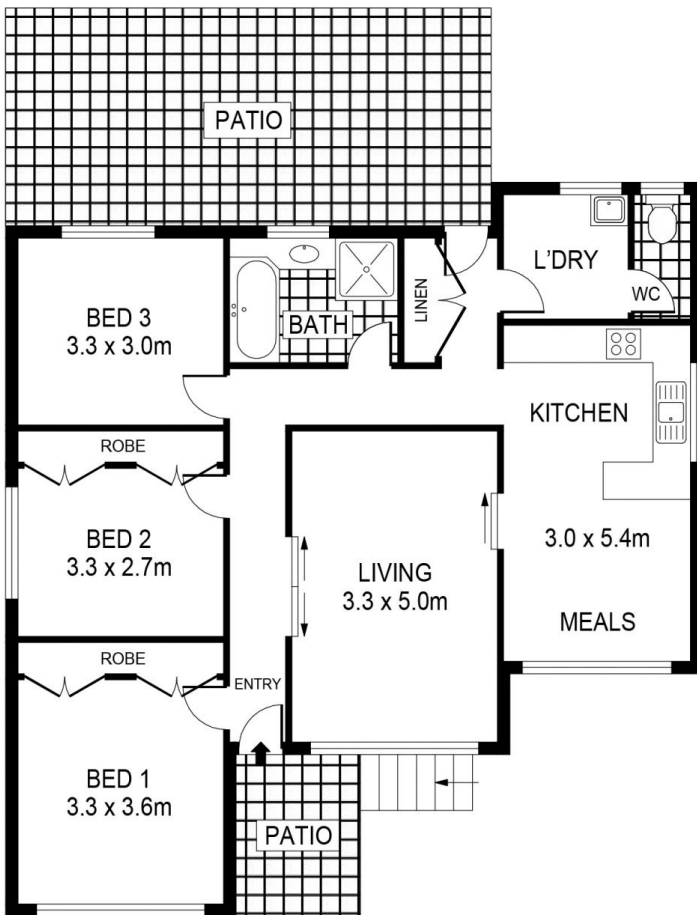
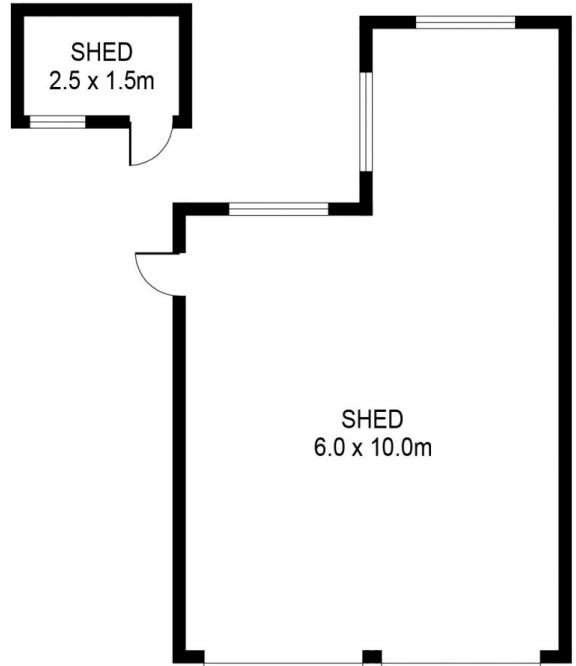
Superbly located being within close proximity of Bendigo Hospital, Lake Weeroona and Bendigo's CBD this cream brick veneer residence presents a fantastic opportunity to renovate or develop (STCA). The home features three generous sized bedrooms, spacious lounge, kitchen/meals area, central bathroom, laundry & separate toilet. With its significant land component of approx. 1000 sq mts the property will appeal to owner occupiers and developers/investors alike who are looking to capitalize on the enormous rear yard which includes a garage/workshop. There is potential for the astute buyer to enhance this well positioned home, all within minutes to Bendigo's local attractions so be quick to secure such a rare opportunity.

**Price** : \$ 440,000

**View** : <https://www.bendigoballaratrealstate.com.au/sale/vic/greater-bendigo-region/north-bendigo/residential/house/7085871>



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SCALE (METRES)

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.  
Ref. No: 220704



INT	:	104m <sup>2</sup>
SHED	:	55m <sup>2</sup>
PATIO	:	33m <sup>2</sup>

31A PROUSES ROAD

NORTH BENDIGO