

Bendigo



**46 Caledonia Street North Bendigo VIC**

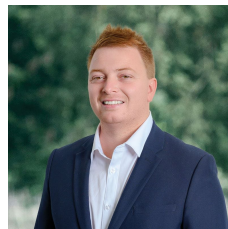
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Close proximity to Bendigo Hospital Precinct & Lake Weeroona is this comfortable home. Situated on approx. 700 sqm, ideal for 1st home buyers or investors. With its two bedrooms, this residence provides an intimate and cozy living space, gas heater in the lounge area that opens onto a dining space. idea for a small family or those seeking a low-maintenance lifestyles. In addition to the subdivision potential (Subject to council approval) this house has a spacious backyard that includes the garage and two garden sheds which can be accessed via the side access gate the property. Call now to arrange your inspection!

**Price** : \$ 390,000

**View** : <https://www.bendigoballaratrealstate.com.au/sale/vic/greater-bendigo-region/north-bendigo/residential/house/7591368>

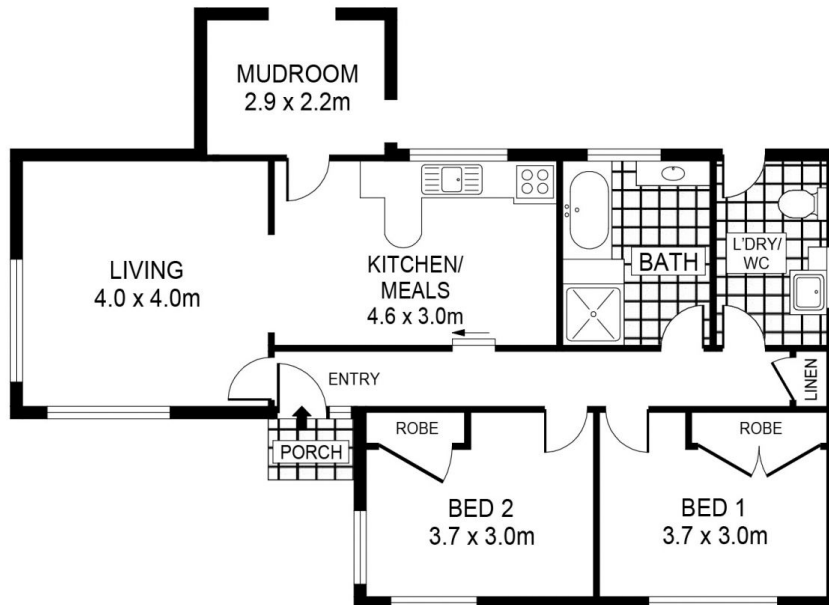
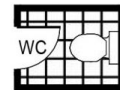
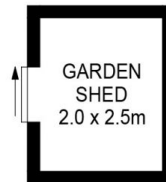
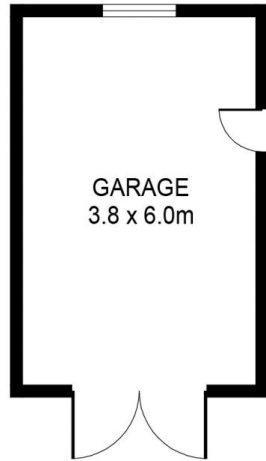
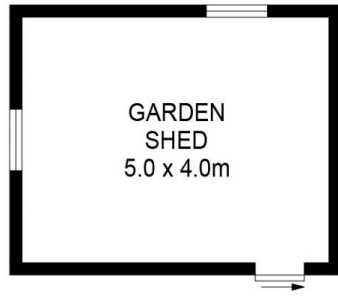
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**Hayden Youngson**

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SCALE (METRES)

WC	:	2m <sup>2</sup>
INT	:	91m <sup>2</sup>
PORCH	:	2m <sup>2</sup>
GARAGE	:	23m <sup>2</sup>
GARDEN SHED	:	25m <sup>2</sup>

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: 230525

46 CALEDONIA STREET