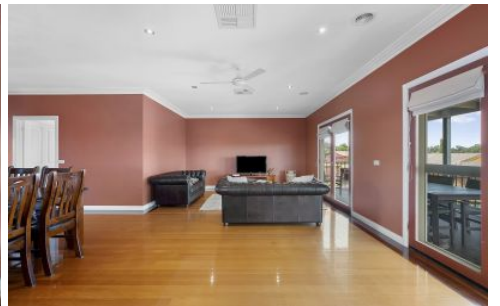
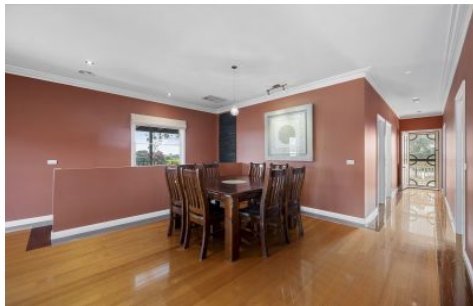


Bendigo



#### 44 Lansell Street Bendigo VIC

4 2 2

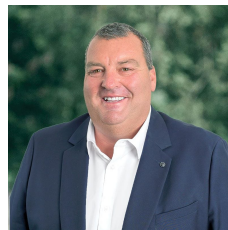
Rich in character and elevated to capture sweeping views across the city, 44 Lansell Street, East Bendigo is a beautifully presented period-style double-story residence that seamlessly blends timeless elegance with modern family functionality. From its charming façade to its thoughtfully designed interior, the home exudes warmth and sophistication, offering a versatile floorplan ideal for growing families or those who love to entertain. Comprising four generously proportioned bedrooms, all appointed with built-in robes and thoughtfully positioned across both levels, the home also features a dedicated study-perfect for working from home, creative pursuits, or quiet retreat. Each level is serviced by a well-appointed bathroom, ensuring everyday comfort and convenience.

At the heart of the home, the ground floor showcases a

**Price** : \$850,000 - \$900,000

**Land Size** : 1021 sqm

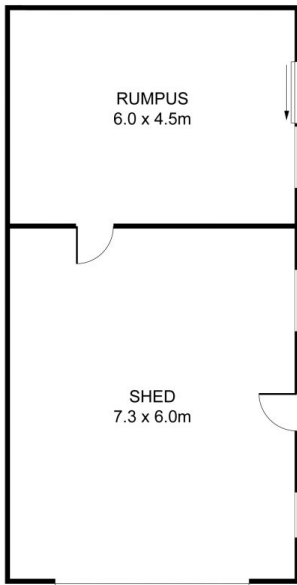
**View** : <https://www.bendigoballaratrealstate.com.au/sale/vic/greater-bendigo-region/bendigo/residential/house/8693690>



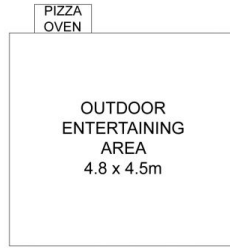
**Cameron Register**  
03 5444 9888  
0411 956 937



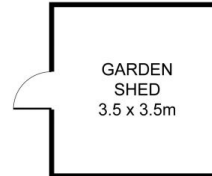
**Andrew Murphy**  
03 5444 9888  
0407 303 386



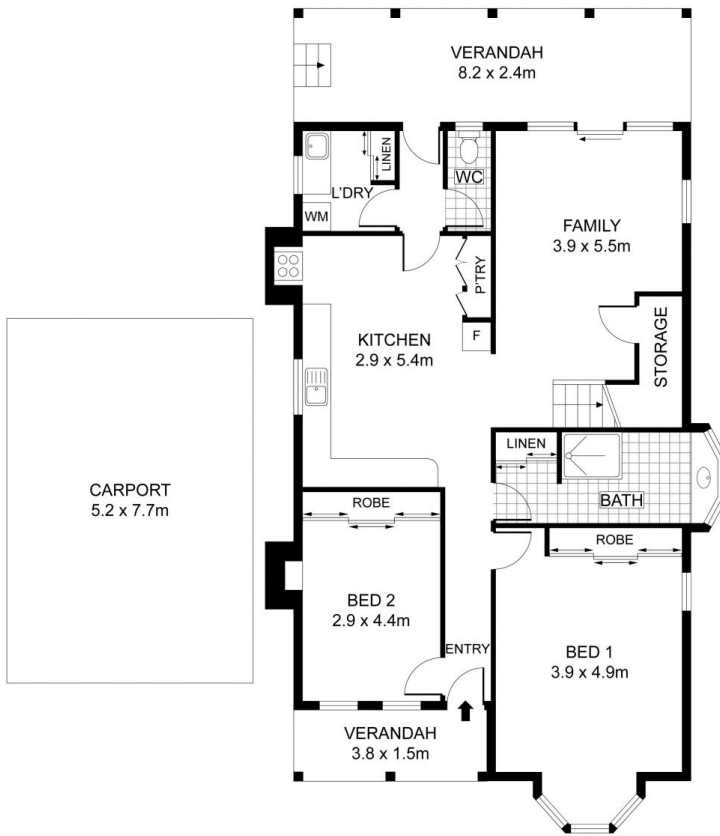
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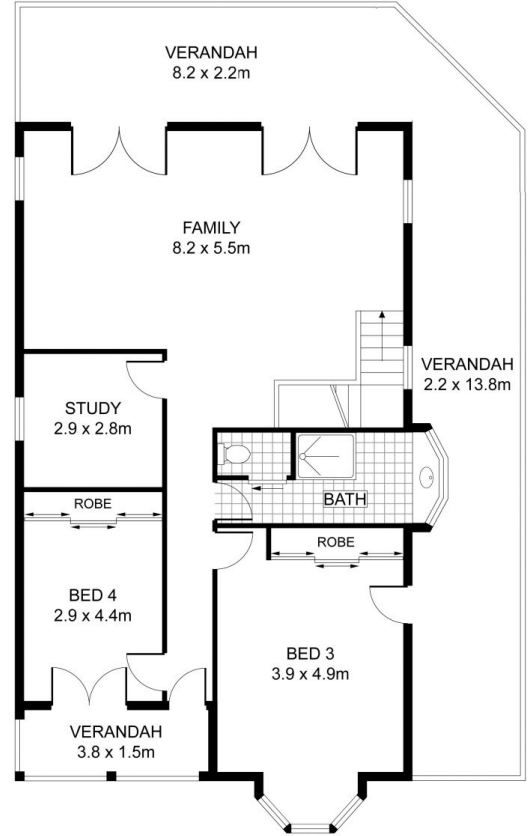
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(NOT IN POSITION)



LOWER FLOOR



UPPER FLOOR



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 SURVEYS. REF. NO. 251831

INT	:	212m <sup>2</sup>
CARPORT	:	40m <sup>2</sup>
VERANDAH	:	101m <sup>2</sup>
RUMPUS	:	27m <sup>2</sup>
SHED	:	56m <sup>2</sup>
OUTDOOR ENTERTAINING	:	22m <sup>2</sup>



44 LANSELL STREET

EAST BENDIGO