



### 9 Leonard Avenue Flora Hill VIC

3 1 5

In a quiet Flora Hill street, this untouched cream brick treasure presents a golden opportunity to make a statement with a renovation or it's the perfect opportunity to build a dream home on a large block in a perfect locale (STCA).

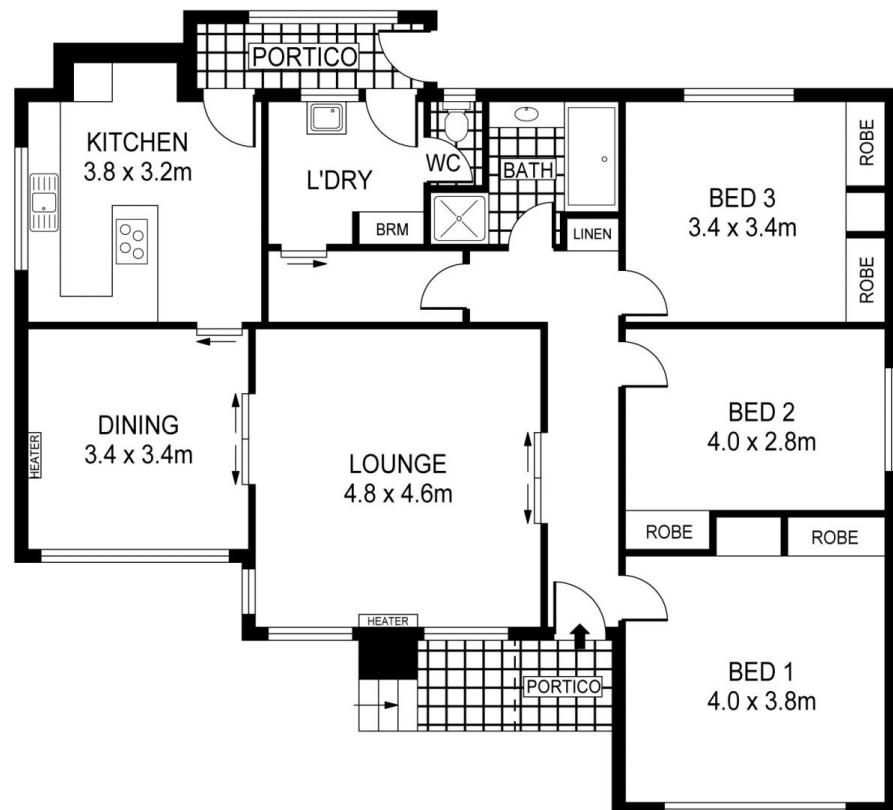
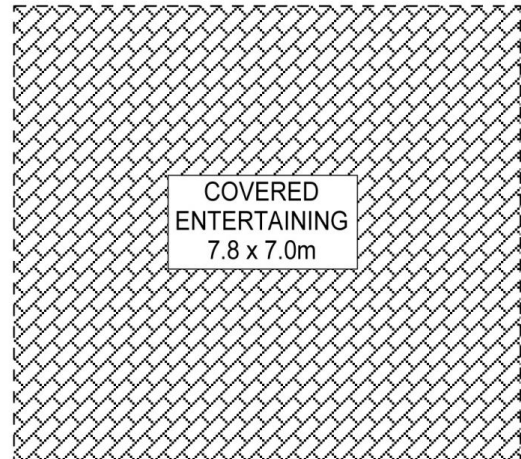
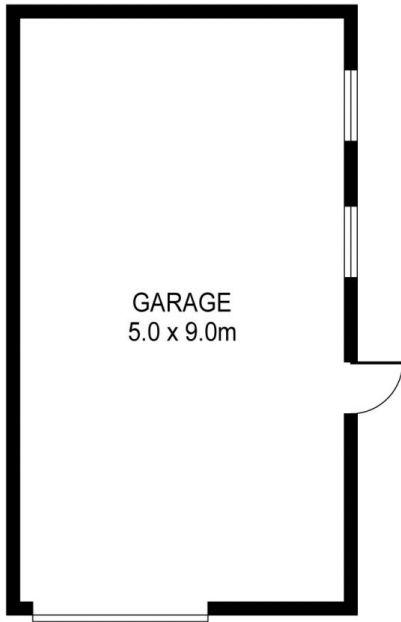
In need of plenty of TLC, the triple-fronted classic has all the hallmarks of the era with terracotta tiled roof, big picture windows, wrought iron trimmed front porch and high ceilings throughout. It features three bedrooms with built-in robes and two with dressing tables, spacious lounge and dining rooms enhanced with tiled and tapestry brick fireplace surrounds and linked by sliding glass doors, original kitchen with gas stove, central bathroom, laundry and wc.

Allotment approximately 939 square metres includes big north-facing rear garden with four-car carport and garage/workshop.

**Price** : \$ 291,000  
**Land Size** : 939 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/flora-hill/residential/house/5766604>



**Leonie Butler**  
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SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 51842



9 LEONARD AVENUE