



### 34 Brougham Street Bendigo VIC

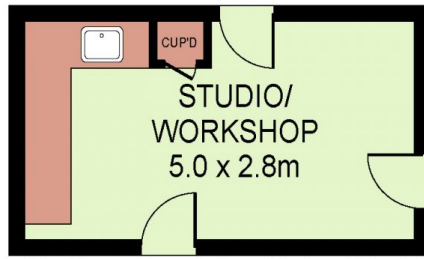
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Set midway between Williamson & Miller Streets this perfectly positioned Victorian charmer offers a perfect lifestyle. Featuring 3 generous bedrooms, two with BIR and the third with OFP which in turn could also be used as a separate formal lounge or impressive study. The light filled open plan lounge/ kitchen with French doors opening onto a private north facing deck area. An updated bathroom complete with separate shower and claw foot bath and separate laundry with BIC complete the home. Outside features a single carport with off street parking for a second car, a private and well fenced rear yard and the added bonus of under house storage which (STCA) could be extended to make a perfect studio. All of this set an easy stroll to central Bendigo, the train station, Ewing Park and easy access to the bike path along Havlin Street. Offering immediate vacant possession inspect today.

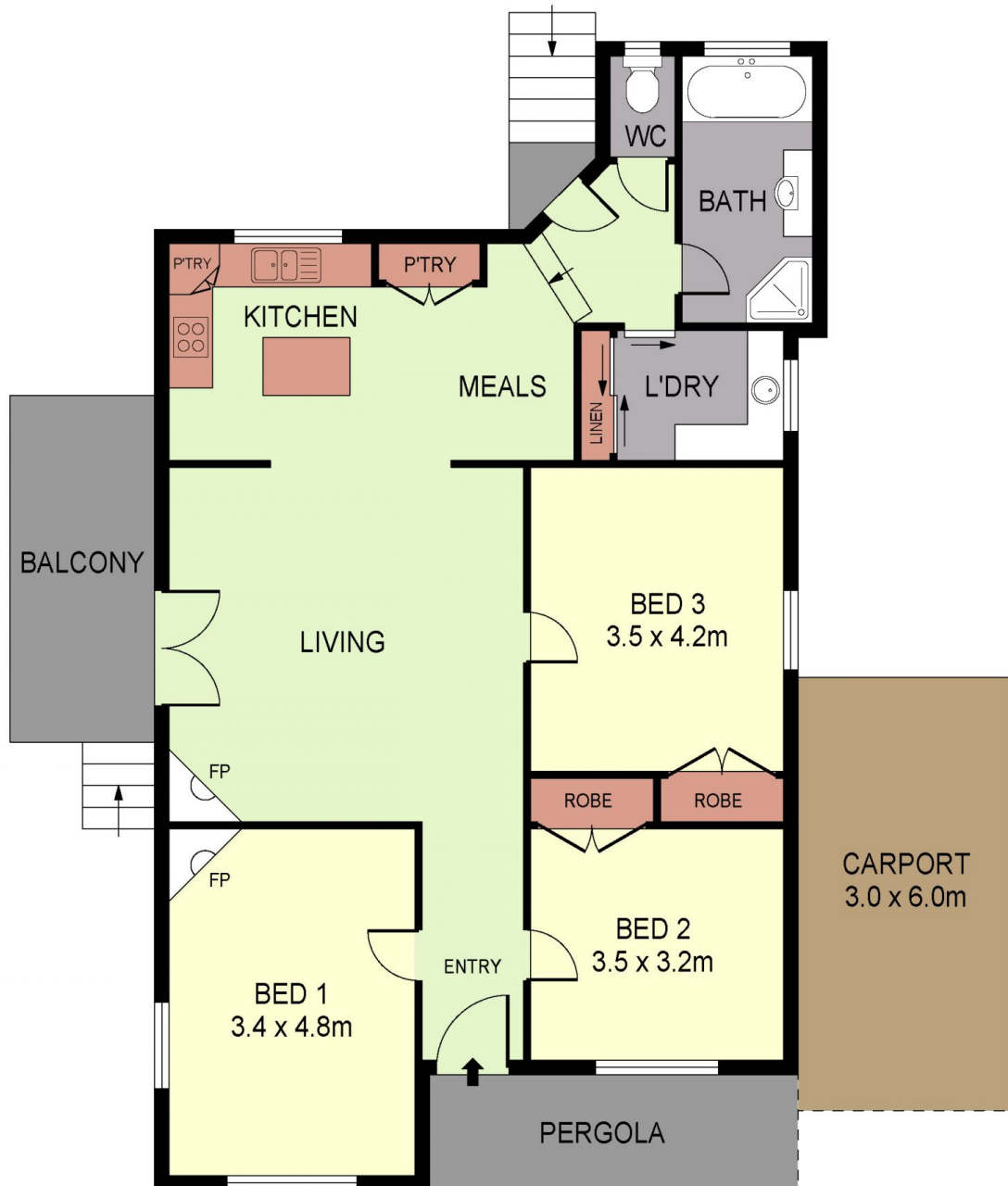
**Land Size** : 388 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/bendigo/residential/house/5767254>



**Matt Bowles**  
5440 5011



(Not in position: below Kitchen/Meals)



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 67354

INT: 110m<sup>2</sup>  
WORKSHOP/STUDIO: 14m<sup>2</sup>

34 BROUGHAM STREET