



### 8 Amber Court East Bendigo VIC

3 2 2

This immaculate two-storey property offers a simple lifestyle that is close to it all. With the city centre and Lake Weeroona just minutes away, the home is walking distance to bus stops, café and walking tracks, including the O'Keefe Rail Trail. Neatly tucked away at the top of a quiet court, this contemporary build provides a lifestyle that is pretty and practical. Absolutely perfect for a young professional, an empty nester, or an investor seeking a low-maintenance yet appealing property, this home would also be ideal for a buyer looking to work from home.

The front door opens directly into the large open plan kitchen, living and dining area. Stairs to the upper level are positioned to one side, along with full powder room, storage space, and secure access to the garage. Off the kitchen is a butler's pantry that is large enough to also serve as a study space, and a laundry. Bedrooms, and an additional

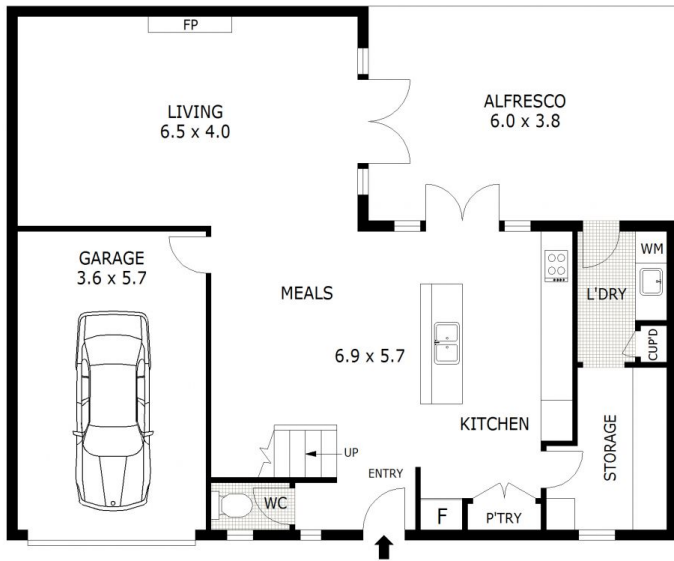
**Price** : \$ 527,500  
**Land Size** : 251 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/east-bendigo/residential/house/6006638>



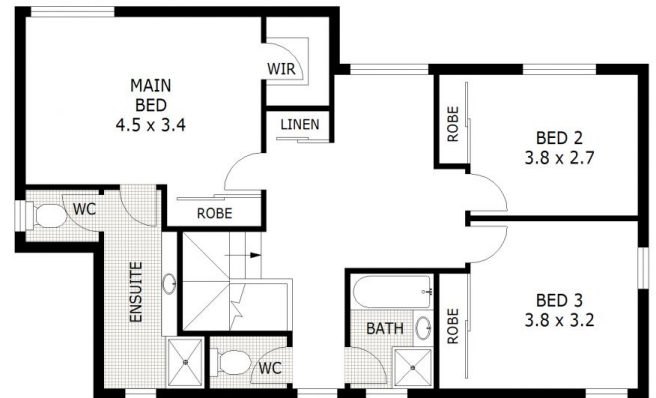
**Leonie Butler**  
(03) 5440 5000



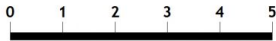
**Kaye Lazenby**  
(03) 5440 5000



**GROUND FLOOR**



**FIRST 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 enquiries.

|              |          |                          |
|--------------|----------|--------------------------|
| Ground Floor | -        | 84 m <sup>2</sup>        |
| First Floor  | -        | 75 m <sup>2</sup>        |
| Garage       | -        | 23 m <sup>2</sup>        |
| Alfresco     | -        | 26 m <sup>2</sup>        |
| <b>Total</b> | <b>-</b> | <b>193 m<sup>2</sup></b> |



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