



**70 Holdsworth Road Long Gully VIC**

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Situated only a 5 minute drive to the Bendigo CBD and walking distance to local IGA supermarket is this versatile and unique property which offers plenty. The house itself offers 3 bedrooms and is full of features including polished timber floor boards, high ceilings and updated kitchen and bathroom. The central kitchen features stainless steel appliances, gas cooktop and plenty of cupboard and bench space.

There is vehicle access to the generous rear yard which has secure fencing and offers ample off-street parking. Likewise the front yard is fenced and secure and offers a covered patio area with double-door access to the lounge room which is ideal for entertaining guests. A feature of the rear yard is the self-contained studio which features kitchenette and bathroom and would make an ideal teenagers retreat, home office, craft area or gym. This

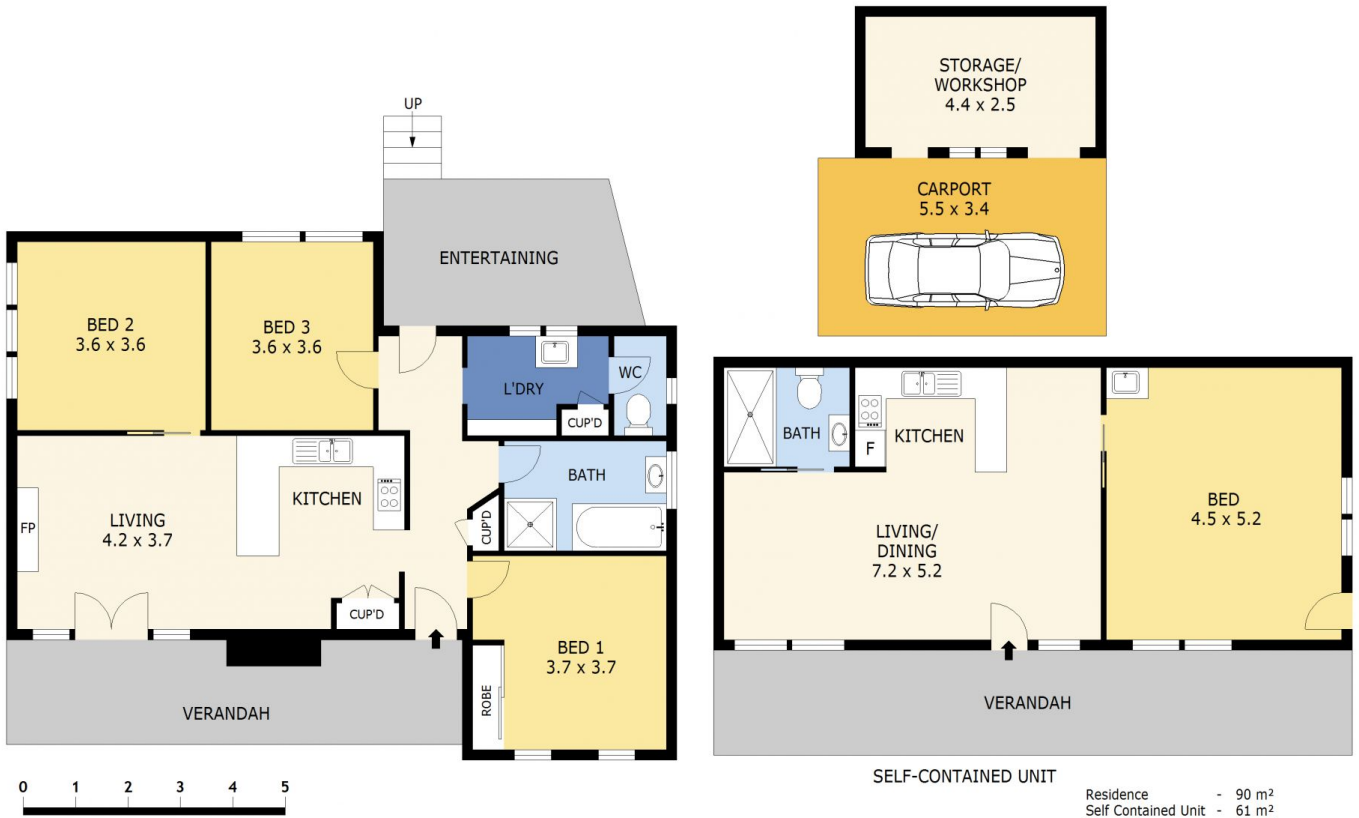
**Price** : \$ 381,000  
**Land Size** : 688 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/long-gully/residential/house/6330118>



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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.

Residence	- 90 m <sup>2</sup>
Self Contained Unit	- 61 m <sup>2</sup>
Verandah	- 41 m <sup>2</sup>
Entertaining	- 13 m <sup>2</sup>
Carport	- 19 m <sup>2</sup>
Storage & Workshop	- 11 m <sup>2</sup>
<b>Total</b>	<b>- 235 m<sup>2</sup></b>



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