



### 63 Smith Street North Bendigo VIC

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Located in popular North Bendigo is this superb first home or investment opportunity for those looking to capitalize on a close-to-town locale. Set on a near quarter acre allotment, the home itself is a character-filled solid brick residence with some updates throughout and may lend itself to further development subject to relevant approvals. Offering 3 generous bedrooms, family bathroom, spacious lounge, fully appointed kitchen and a rumpus area. Access to the rear yard is through the oversized single carport with plenty of space for the kids to play. A blank canvas, this home is currently let to long standing tenants while vacant possession is available.

A gas heater and split system unit provide climate control.

Close proximity to Bendigo Hospital, Lake Weeroona, and the Bendigo CBD.

**Price** : \$ 480,000

**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/north-bendigo/residential/house/6498845>



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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	- 139 m <sup>2</sup>
Carport	- 37 m <sup>2</sup>
Deck	- 24 m <sup>2</sup>
Shed	- 18 m <sup>2</sup>
Porch	- 5 m <sup>2</sup>
Total	- 223 m <sup>2</sup>



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