

**12 Ewing Court, Flora Hill, Vic 3550**

**Professionals**

**House For Sale**

Friday, 18 August 2023

12 Ewing Court, Flora Hill, Vic 3550

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Danny Clarke  
0354421122

**\$575,000 - \$595,000**

A real surprise awaits when you discover what is tucked away in this quiet court location. Beyond the initial yard that this Classic Cream Brick Veneer home occupies, is a spare undeveloped fenced parcel of land ideal for multiple uses. The home itself includes 2 master size bedrooms, built in robe x1, a rear sunroom or possible 3rd bedroom if required, large formal lounge with gas heating and reverse cycle split air-conditioning, large open plan kitchen/meals with gas heating and air-conditioner plus ducted heating throughout, good size laundry and 3-piece family bathroom. The home has been lovingly maintained over the years retaining the charm and features of the period, and represents an excellent opportunity to modernize for the future. From inside to out the home includes a carport with roller door, shedding and handy rear bungalow with toilet and vanity, ideal for the teenager, man cave or other dependant. The immediate yard to the home is spacious allowing opportunity to extend if desired (STCA); however what really sets this property apart from the rest is the open yard beyond the immediate house block. Separately fenced, this near cleared parcel of land offers an excellent opportunity to build your dream shed, pool/tennis court, 2nd dwelling etc (STCA), or maybe enjoy your own private market garden or simply have the most incredible back yard for the kids. Only minutes from Bendigo CBD , Bendigo Train Station, Latrobe University, Bendigo South East College, numerous primary schools, shopping, transport and leisure facilities. Situated in one of Bendigo's most sought-after locations this quiet court location would make for excellent family living. Such a rare opportunity to acquire a large unique parcel of land in a well-established central location. Don't delay, will not last!