

12 Pleasant Vale Crescent, Flora Hill, Vic 3550

**McKean
McGregor**

Sold House

Wednesday, 4 October 2023

12 Pleasant Vale Crescent, Flora Hill, Vic 3550

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Amy Sim

0427703661

\$550,000

Welcome to this tranquil haven nestled at the end of a serene court in Flora Hill, offering an idyllic blend of serenity and convenience. Situated in close proximity to Latrobe University, bushland walking trails leading to local cafes, nearby schools, and just minutes from the Bendigo CBD, this property enjoys a handy location. With its prime position, this fully renovated property has been thoughtfully enhanced from front to back, presenting an ideal opportunity for a diverse range of buyers, all while showcasing the added value and potential income stream offered by its unique detached studio bedroom with full bathroom and separate toilet.- Conveniently at the end of a quiet court in Flora Hill; walking distance to Latrobe University, local schools, bushland tracks and cafes- Impeccable renovation throughout- Detached studio bedroom with separate full bathroom and toilet- Established leafy garden surrounds Conveniently located in Flora Hill on the fringe of central Bendigo this fully renovated gem is ideal for first-time homebuyers offering an ideal starting point, while down-sizers will appreciate the appeal of single-level living and young professionals will find all the hard work has been expertly completed, leaving them with a turnkey solution for modern living. As you approach, the spacious and secure front yard welcomes you with large, established trees and a tandem carport. This versatile area serves as both off-street parking and a covered outdoor entertainment space, perfect for hosting gatherings and year round enjoyment. The property's charm and class of renovation is immediately evident with its stylish, timeless exterior painting, classic timber windows, and original doors. Upon entering, you'll be greeted by black butt timber flooring that runs throughout the home. The open-plan formal dining and living area create an inviting and quaint space for relaxation. The master bedroom features a walk-in robe, while two additional light-filled bedrooms offer comfort and versatility. Original glass-panelled doors can be closed to separate the rear of the home, leading to a modern bathroom featuring a solid timber bench-top, walk-in shower, and a luxurious soaking tub. The dining and kitchen areas are contemporary in finish, complete with built-in storage, a peninsula island bench, and quality appliances. A practical addition to this property is the sunroom at the rear, complete with louvre windows and a convenient laundry nook, it presents great flexible options of a work-from home space or playroom. The rear courtyard is a haven boasting varied plantings and garden sheds. A paved area offers an ideal spot for outdoor entertaining within this private oasis. A practical feature of this property is the detached studio bedroom, a rare find in central locations. This addition not only adds substantial value to the property but also presents an income-generating opportunity. Equipped with a bathroom and a separate toilet, such an addition is a unique and valuable asset. Additional features:- Split system unit in living- Ceiling fans throughout- Kitchen appliances; gas oven and cooktop, dishwasher- New roof on rear; guttering and leaf guard.- Updated storm water- Black butt timber flooring- Original features throughout; ceilings, sash windows and doors- Side gate access- Garden sheds Disclaimer: All property measurements and information has been provided as honestly and accurately as possible by McKean McGregor Real Estate Pty Ltd. Some information is relied upon from third parties. Title information and further property details can be obtained from the Vendor Statement. We advise you to carry out your own due diligence to confirm the accuracy of the information provided in this advertisement and obtain professional advice if necessary. McKean McGregor Real Estate Pty Ltd do not accept responsibility or liability for any inaccuracies.