

2053 Bendigo-St Arnaud Road, Newbridge, Vic 3551



Sold House

Saturday, 23 September 2023

2053 Bendigo-St Arnaud Road, Newbridge, Vic 3551

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 3956 m2

Type: House



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0354431744

\$440,000

The natural appeal and timeless beauty of the Loddon River is constantly being re-discovered by Victorians. Now perhaps more than ever, it excites buyers seeking a tree-change. This area of Regional Victoria is an outstanding example of what country living is all about, and has the promise to be more than you first expect. The property is ideally situated in Victoria's Golden Triangle with great access to the Loddon River. Enjoy days on the river, camping, picnics, and gold prospecting. Set on an acre (3,956m²), the home feels like a full-size farm house and is made from tough stuff (concrete stumps with ant caps, easy care cladding boards and a steel roof). It is beautiful, warm, inviting and entirely "homely". It offers three bedrooms, or two plus a study. Two bedrooms have built in robes, ceiling fans and air-conditioning units, and the third has a built-in cupboard. There is a fantastic wood heater in the spacious lounge, in addition to a split system air-conditioner, and a gas heater in the large open plan dining area. The step-in pantry is a wonderful surprise and there are two great linen cupboards. The front and rear decks provide additional sheltered spaces to enjoy year-round, and to call on when entertaining in larger numbers. Easy care gardens line the gravel driveway which provides excellent access either side of the home into the backyard. This means you can drive straight in and out without needing to reverse when towing or unpacking the car. The shed measures 8.0 x 4.8m and has a concrete floor, power, and a lean-to carport either side. There is a 4.2 x 2.7m workshop, a garden shed, two wood sheds and a fernery. A bore is unmetered and can be used to water the gardens. The astute will notice the ramps to access the front and rear decks in addition to the steps.

Newbridge is a peaceful rural town with a welcoming and friendly community. There is an electric vehicle charging station at the Community Centre opposite the General Store and diagonally across from the historic Newbridge Hotel. The recreation reserve offers excellent sports infrastructure and there are camping and fishing sites available along the river. It's about a 12-minute drive to Bridgewater on Loddon, which is a bustling tourist destination and close community. The town is renowned for its award-winning bakery, boutique wineries and water sports. It's a popular place for camping, fishing, swimming, casual boating, and skiing. It's also only 17 mins drive to the community, supermarket, and hospital at Inglewood. The 30 min drive to the Bendigo central business district makes for a very comfortable daily commute. There is a daily V/Line bus to Bendigo and it's a 1hr 45m drive to Melbourne Airport. Whether you wish to secure a regional property for investment (managed short term stays or fixed term lease), your own casual residency or weekend retreats, or for permanent living; this is the ideal option for you. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>