

# 212 Carpenter Street, Quarry Hill, Vic 3550

**McKean  
McGregor**

## House For Sale

Friday, 3 May 2024

212 Carpenter Street, Quarry Hill, Vic 3550

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 604 m2**

**Type: House**



Vanessa Appleby  
0413543897

**\$645,000 - \$665,000**

Just minutes to the Bendigo Train Station, and to the many amenities of Spring Gully including schools, childcare, medical practitioners, café, hotel, and walking and cycling tracks and trails, this weatherboard cottage is located in a practical, convenient locale. With secure access to both the entry and the rear yard, the surprisingly spacious home also features a private rear garden and shed with space for up to four vehicles.- Practical locale: walk to bus stops; five minutes to CBD, Spring Gully amenities and La Trobe University- Recently refurbished bathroom with floor-to-ceiling tiling, walk-in shower and freestanding bathtub- Versatile floorplan- Shed at rear accessible via driveway (11m x 6m, automated roller door, concrete flooring, 3-phase power, lights)Hidden away behind an established garden, this mid-century era cottage has much to offer. The main entry opens into a light-filled, dual aspect lounge and dining room with high ceilings and timber flooring. Off this room is a sizeable kitchen that provides plenty of space for a table or central island bench. To the other side of the entry are three bedrooms – two with built-in robes and all generously proportioned. At the rear of the property is a laundry, separate toilet and renovated bathroom with modern fittings and floor-to-ceiling tiles. A sunroom/study, fourth bedroom, and additional living space complete the floorplan, with this extra living area providing a possible fifth bedroom if required. A door from the sunroom/study opens out to a sizeable rear undercover deck – perfect for entertaining. This overlooks the private back garden, which is mainly set to lawn and features garden beds and mature tree. In the rear corner of the allotment is a large shed, offering ample secure, undercover parking, or providing a fantastic workshop. Additional features:- Ducted evaporative cooling in ceiling and ducted floor gas heating- Ceiling fans throughout- Kitchen appliances including dishwasher, wall oven, separate grill and four-burner gas cooktop- Period features including high ceilings, timber flooring, picture railing and brick fireplace (not in use)- Secure, enclosed front porch- Original stone fence at façade- Undercover decked alfresco area- Secure roller door at driveway providing vehicle access to rear- Solar power (20 panels)- Water tank- Garden shedDisclaimer: 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.