

22 Baxter Street, Bendigo, Vic 3550

Team Real Estate

House For Sale

Thursday, 13 June 2024

22 Baxter Street, Bendigo, Vic 3550

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 950 m2

Type: House



Linda Currie

\$740,000 - \$780,000

For the first time in almost 80 years this classic Victorian home, set on a massive 950m² approx. allotment could be yours! Located in a much-desired inner-city street, a stone's throw to popular Percy and Percy's Café, Lake Weeroona, schools, and transport and a short stroll into town. Sitting pretty behind the lovely façade of bull nosed veranda and leadlight sash windows, step inside to find a warm and charming home that will have your feeling at home straight away. It's easy to imagine your life here, with two large bedrooms either side of the hallway leading to a good-sized lounge with the third bedroom to the left, another well-proportioned room. Further to the back of the home is a central sunroom, a roomy kitchen and dining room to the left and to the right of the sunroom is the bathroom / laundry. Throughout this attractive cottage you will be impressed with all the original features, including high ornate ceilings, timber floorboards, fireplaces and a lovely front porch. - Large lounge room with spit system and fireplace - Three spacious bedrooms - Light and bright good size kitchen with central meals area - Sunroom - Lovely bullnose front verandah and stunning front leadlight windows - High ceilings and hardwood timber floorboards - Gas cooking and hot water system - Full laundry with storage - Short walk to restaurants, cafes, shops, and Lake Weeroona - Close to childcare centres, primary and secondary schools - 950m² approx and side access - Development Potential - STCA - process already started Outside, provides yet more living space. There's a long single garage with concrete floor tucked away nicely to the rear of the yard, with large side yards either side of the home and a sweet courtyard directly from the back door. Surrounded with an array of fruit trees, shrubs, and established gardens and even room for a granny flat, second dwelling or land to subdivide off STCA, this property has it all. Sub-division The current owner has over the past 4 years began the process to subdivide the property and it is almost complete, although the bulk of expense and work has been done, the owner has decided to sell the property. This provides the next owner to continue to complete the subdivision or, if they prefer, have it remain a substantial inner-city allotment. The choice is yours! If you have an eye for heritage homes, don't let this one get away without an inspection. It's a pleasure to be selling this wonderful traditional property. Call Linda Currie from Team Real Estate today on 0438 381 900 for any information or to organize an inspection. *Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. *A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>