

# 22 Holmes Road, North Bendigo, Vic 3550

## House For Sale

Wednesday, 10 April 2024

22 Holmes Road, North Bendigo, Vic 3550

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1035 m2

Type: House



Jaydn Docherty  
0477017475

**\$630,000 - \$680,000**

Are you seeking the perfect blend of space, comfort, and potential for your next investment venture or to embark on your journey as a first-time homeowner? Look no further! Nestled on a generous 1035sqm block, this property offers an array of features tailored to suit both investors and first-home buyers alike.

**Ideal for Investors and First-Home Buyers:** Whether you're looking to expand your investment portfolio or take the leap into homeownership, this property presents an enticing opportunity.

**Spacious 2-Storey Brick Family Home:** Boasting ample room for the whole family, this 4-bedroom residence is designed to accommodate modern living with ease.

**Multiple Living Areas:** Enjoy the luxury of multiple living zones, including a downstairs lounge, upstairs sitting area, and a spacious rumpus room complete with a cozy wood fireplace for those chilly nights.

**Open-Plan Kitchen/Dining/Living Area:** The heart of the home features a seamless integration of kitchen, dining, and living spaces, perfect for entertaining guests or simply relaxing with loved ones.

**Well-Equipped Kitchen:** The kitchen is equipped with abundant storage, ample preparation space, a quality oven with a 4-burner gas cooktop, and a convenient compact dishwasher.

**Comfortable Living:** Stay comfortable year-round with split-system air conditioning in both upstairs and downstairs living areas, supplemented by a gas heater and additional wood fireplaces, as well as ceiling fans throughout.

**Outdoor Entertaining:** Step outside to discover a delightful undercover entertainment area complete with charming fernery, providing the ideal setting for alfresco dining and relaxation.

**Endless Potential:** With multiple shedding options and an approved planning permit for 2 x 4 bedroom dwellings at the rear of the property (STCA), the potential for future development is boundless.

**Convenient Location:** Just a short 6-minute drive from the Bendigo CBD and situated close to St Peters Primary School, convenience and accessibility are at your fingertips.

Don't miss out on this exceptional opportunity to secure your slice of real estate gold. Contact us today to arrange your inspection and make this property your own!