

# 274 Queen Street, Bendigo, Vic 3550

**McKean  
McGregor**

## House For Sale

Tuesday, 23 April 2024

274 Queen Street, Bendigo, Vic 3550

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 746 m2**

**Type: House**



Amy Arthur  
0354546600

**\$1,200,000 - \$1,300,000**

Picture perfect, this early 1900s period home has been beautifully restored and renovated offering heritage style, contemporary elegance and immaculate charm. Walking distance to amenities – including the city centre – the property is close to supermarket and bus stops. Absolutely perfect for anyone seeking a turn-key property, this beautiful home is ready to be enjoyed.- Practical locale: two blocks to supermarket and hotel; walking distance to CBD and all of the city's attractions- Original heritage features including high timber-lined ceilings, timber flooring, sash windows, coloured glass to front windows, decorative cornice and cast-iron fireplaces)- Private rear garden with shed and studio (6.5m x 10m, electric roller door, storage space including shelving and workbenches, separate studio with polished concrete flooring, split system heating and cooling, built-in timber desk, pull-out Murphy bed)- Beautifully renovated throughout with modern bathrooms, stylish kitchen and brand-new heating and cooling- With a neat cottage garden, bullnose veranda, decorative iron fretwork and gable, the home is an exquisite example of a restored Victorian era residence. The front door opens into a central hallway with high ceilings and period features providing an appealing welcome. The rooms are generously proportioned, with all three bedrooms and a sizeable lounge positioned towards the front of the home, off the hall. The main bedroom includes a built-in window seat with plenty of storage, and a modern ensuite. At the rear of the property is a contemporary extension that has been perfectly designed to flow with the older section of the home. Light-filled and timeless, this open plan kitchen, living and dining area features gas log fire, dual aspect windows, country-style cabinetry, Belfast sink, Belling stove and a large walk-in -pantry that also features a laundry area. A sliding door from the dining space opens out to the rear decked veranda that overlooks the back garden. The tranquil yard offers plenty of space to sit and enjoy the outdoors – including a gazebo and separate pergola. The shed at the back of the allotment features space for undercover, secure vehicle storage; a workshop; and a separate, insulated studio that would make the ideal home office, guest room, or both. Additional features:- Recently installed ducted refrigerative air conditioning and ducted gas heating- Gas log fire in central living- New lighting throughout- Automated blinds- Quality kitchen appliances including Belling four-door stove with seven-burner gas cooktop and Asko dishwasher- Excellent storage throughout- Floor-to-ceiling tiles in modern bathroom and ensuite- Established garden- Solar power (20 panels)- Rear deck with external mesh blinds- Pergola with established grapevine- Gazebo (ceiling fan, light, power)- Automated, irrigated drip system to garden- Good off-street parking 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.