

**4 Leslie Street, Eaglehawk, Vic 3556**



**House For Sale**

Wednesday, 17 April 2024

4 Leslie Street, Eaglehawk, Vic 3556

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 891 m2**

**Type: House**



Darren Waters

0402135579

**\$460,000 - \$490,000**

Superbly located in a quiet street and just minutes to Lake Neangar, Canterbury Park, shops, schools, Star Cinema, Botanic Gardens with the CBD of Bendigo a mere 10 minutes' drive away, this home is ideal for 1st home buyers, singles, couples, families, or the savvy investor with an estimated rental return of \$390 - \$410pw. It would also be perfect for tradies with trailers or machinery, boat enthusiasts, those with a caravan and many more as there is rear access, from the reserve at the back of the property to a carport and shed making it the perfect space for those needing somewhere for storing extra vehicles, etc. The property features four carpeted bedrooms, with the master having a built-in robe. They all share the updated bathroom with walk in shower, vanity, toilet and heat lamps for the cooler months. The very functionable kitchen has a gas oven and cooktop, a good amount of bench space and cupboards, built in pantry and breakfast bar for two stools. The adjacent meals area is large enough to cater for a dining table with views over the rear yard. There is a separate "L shaped" lounge and a formal dining area or this area could be used as a study space. There is a full-size laundry, new curtains, and gas heating and evaporative cooling to keep the home comfortable throughout the seasons. Outside finds a great sized backyard with lush lawn and established trees, alfresco/entertaining area, a powered shed measuring 4.7m x 9.7m and a 4.7m x 8.9m carport that can be accessed from the reserve at the rear of the property. There are also two smaller garden sheds. All on a great sized allotment that measures approximately 891Sqm. The home is ready for its new owner to live in as is, or it does offer an opportunity for adding value through some basic cosmetic upgrades if you desire. The property is vacant, so a quick settlement is available. Call Darren today to arrange an inspection.