

**6 Larritt Street, Bendigo, Vic 3550**



**House For Sale**

Tuesday, 7 May 2024

6 Larritt Street, Bendigo, Vic 3550

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 729 m2**

**Type: House**



Di Selwood  
0354474088



Nathan Diss  
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## Expressions of Interest

Expressions of Interest close Monday 4th June 5pm unless sold prior. Located on a wide tree-lined street within walking distance of the Bendigo CBD, 6 Larritt Street Bendigo presents a unique proposition for buyers looking for dual income or dual living opportunities. From the street you are greeted by the pretty facade and picket fence of the site's original home, a 1900s miners' cottage. In traditional format there are four main rooms accessed by a central hall, three bedrooms and a cosy living with open fireplace. To the rear are the utility rooms, kitchen and bathroom. Outside there is a large laundry, storage room and single carport. A wide side driveway leads to the rear home, a 90s Macquarie home built sympathetically to reflect the cottage style, with bay windows and weatherboard frontage. The home enjoys a large living room and open plan kitchen meals, two generous bedrooms with built-in robes, large central bathroom and separate laundry. A shared garden separates the two and the rear home has a small courtyard and space for a vehicle. Both properties have their own metered utilities, allowing you to reside in one and rent the other or possibly use as holiday accommodation given the close proximity to Bendigo's attractions. From an investment perspective, this property has great potential. The rental income for the front and rear residences are appraised at between \$370 - \$390 and \$410 - \$430 per week respectively, creating a possible combined value of up to \$820 per week. Whether you're looking for a dual income opportunity, a separate living space for extended family or an investment with promising returns, 6 Larritt Street is an opportunity not to be missed.