

# 7 College Crescent, Flora Hill, Vic 3550



## Sold House

Thursday, 21 March 2024

7 College Crescent, Flora Hill, Vic 3550

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 711 m2

Type: House



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**\$465,000**

Nestled in a quiet street, this character filled home is perfectly positioned. Light filled and complimented with timber floors, the home is deceptively bigger when inspecting. The modern kitchen has a new dishwasher, free standing gas oven and an island bench that looks into the dining and lounge space. The master bedroom is a great size and overlooks the front garden, this then links to the bathroom and other bedrooms with a generous wide passage. At the back of the home is a long, light filled sunroom that could be used a kids' play area or study/workspace. A reverse cycle split system is positioned in the lounge and there is also a gas heater. Being on the curve of College Crescent, the home has rear access through Colorbond gates. There is a concrete slab for an uncovered park and there is also a single carport and private paved outdoor area plus a garden shed, all in a secure yard. There is loads of potential with the backyard for either a shed, carport or outdoor area being possible. Perfectly located in Flora Hill, close to La Trobe University, Bendigo South East College, local shopping and only minutes away from Bendigo CBD. For investors, the appraised return of \$440 - \$450 per week is achievable.