

7 Graham Close, Flora Hill, Vic 3550



House For Sale

Friday, 22 March 2024

7 Graham Close, Flora Hill, Vic 3550

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 742 m2

Type: House



Josie Caruso
0429014411

\$575,000 - \$610,000

Nothing enhances property value like a good position. This one in the popular Flora Hill area is a ripper. It's within walking distance to Bendigo South East College, LaTrobe University, Strath/Kennington Village shopping centres, public transport, bush walking tracks and a five-minute drive to the CBD. The well-presented brick veneer home is the perfect nest for first-time buyers, downsizers looking for an easily-managed home and garden or a proven performer for investors. Built in the '90s, it sits in a quiet cul-de-sac on a block approx. 742m², where the north-facing aspect ensures sunlight pours into the L-shaped lounge/dining rooms while the kitchen/meals area opens to a covered outdoor living/alfresco area. Accommodation includes three bedrooms (all with built-ins and the main with ensuite). Kitchen equipment includes gas/electric cooking appliances, a dishwasher, breakfast bar/prep bench and a step-in pantry. Freshly painted interior, new carpets and window blinds add to the list of features, including a split system A/C in the lounge, gas wall furnace in the kitchen/meals, ceiling fans, timber-look floors and instant gas hot water. The low-maintenance, child/dog-proof backyard has a garden shed, a rainwater tank and a double freestanding carport to the side. It's ripe and ready for picking by first home buyers, downsizers or investors.