

# 77 Brougham Street, Bendigo, Vic 3550

**McKean  
McGregor**

## House For Sale

Tuesday, 21 November 2023

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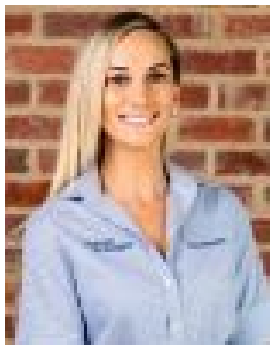
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 423 m2**

**Type: House**



Bec Allen

0438528091

**\$895,000 - \$935,000**

Ideally positioned – a short stroll to hotel, restaurants, train station, and the city centre – this late 1800s, picture-perfect Victorian cottage provides charm, privacy, and absolute convenience. Perfect for a buyer seeking period appeal combined with city living, this immaculate home has recently been lovingly restored to a high standard. With many original features retained, the property enjoys modern updates ensuring it is ready to be enjoyed. Key selling points: City central locale: walk to playground, hotel, train station and supermarket, with the very centre of Bendigo just a few short blocks away. Stunning original Victorian detail including high ceilings; timber flooring; sash windows; leadlight detail; decorative cornice, ceiling roses and corbels; cast-iron fireplaces with tile detail; wrought-iron fretwork; and brick detail. Recently restored throughout including new paint inside and out; fully renovated ensuite with new plumbing; updated kitchen with new appliances; repainted roof; and new timber-framed glass doors to rear yard. Private rear garden (fully landscaped with irrigated watering system and sprinklers; sandstone garden bed, brick-paved courtyard and separate lawn area). Extended summary: The stunning curb appeal is immediately apparent with white picket fence, rose bushes, Queen Anne-era metal awning and a delightful front porch with leadlight detail and wrought-iron fretwork providing a beautiful space to sit and watch the world go by. The main entry opens into a central hallway with two generously proportioned bedrooms – both with built-in robes – at the front of the home. The main bedroom, further down the hall, includes his'n'hers robes and a luxurious ensuite complete with six-foot, freestanding clawfoot tub. The family bathroom is heritage style and also features a freestanding clawfoot bathtub. The 12 foot high ceilings ensure the lounge and dining areas feel spacious and light, and the country style kitchen has been updated with a timeless and elegant finish and quality, high end appliances. A large laundry is located off the kitchen, at the rear of the home, along with a separate toilet. Glass framed sliding doors from the dining area, and a door from the laundry, both open out to a sunny paved courtyard at the rear of the house. A separate garden is beyond this space with established planting and garden beds. A carport at the side of the home sits behind gates, allowing secure vehicle undercover storage, and the garden shed keeps in the style of the home and provides storage and workshop space. Additional features: - Ducted evaporative cooling - Gas heating through floor ducts - Quality kitchen appliances including Asko dishwasher and Smeg 900mm stove with five-burner gas cooktop - Built-in robes throughout - Modern ensuite with walk-in shower, original freestanding 6ft long clawfoot bathtub and timber vanity - New Vlux skylights in kitchen and Luxaflex blinds to skylights in dining space - Smart lights system - New Roman blinds to all bedrooms - Single carport with ample roof storage - Garden shed/workshop (lights, power, concrete flooring, work benches). 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.