

89 Brougham Street, Bendigo, Vic 3550

**McKean
McGregor**

Sold House

Tuesday, 16 January 2024

89 Brougham Street, Bendigo, Vic 3550

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 323 m2

Type: House



Bec Allen

0438528091

\$400,000

This solid brick townhouse offers neat and tidy retro style all within easy walking distance of everything the city has to offer. With simple cosmetic changes, this well-proportioned home could really shine, and the proximity to amenities, including the recently updated Ewing Park just over the road, ensures it is full of possibility. Absolutely perfect for a buyer seeking a great investment with room to add value, or for a young professional or downsizer looking for CBD access and easy living, this property provides excellent potential.- Outstanding central locale: adjacent Ewing Park; walk to Brougham Arms Hotel, and short stroll to CBD- Good off-street parking including single garage (auto roller door and security door access, power, lights, workshop area with built-in shelving and benches, pedestrian access to rear yard)- Private rear garden with shed (6m x 2m, concrete flooring, power, water); greenhouse; and mature mandarin tree- Solid brick build

The front door is positioned to one side of the home, leading directly into a light-filled lounge, kitchen and dining space. Original detail – from the cabinetry to the tiling – adds character, however could be easily updated to create a modern feel to the practical floorplan. The garage, with auto roller door and secure pedestrian access, provides an alternative entry with a door from this side also leading in to the kitchen-diner. Off the main living space is a small hallway leading to two good-sized bedrooms, bathroom/laundry both with built in storage with separate toilet. The backyard can be accessed via the garage or from the side of the house, and this surprising space features a large shed, greenhouse, mature mandarin tree and lawn area.

Additional features:- Split system heating and cooling in lounge and both bedrooms- Gas wall heating in lounge- Kitchen appliances including stove and four-burner gas cooktop- Good storage throughout- Security doors at all access points- Solar panels (8 panels)- Pedestrian access at side of home to rear- Watering system front & back

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.