

# 11 Truscott St, Long Gully, VIC, 3550

## House For Sale

Wednesday, 25 September 2024

11 Truscott St, Long Gully, VIC, 3550

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Bring Your Vision to Life: Post War Home with Possibilities

Truscott Street's namesake, a former mayor, was a man of vision and now it's your turn to see the possibilities at number 11. Located minutes from the CBD and arts precinct, it offers post war appeal and a steady rental income of around \$410 per week. Yes, there's already a wonderful tenant in place, making it an ideal investment or future home with income security.

As you walk up the elevated front porch and through the double frosted glass doors, you'll be greeted by a traditional central hallway with timber flooring and decorated soaring high ceilings.

To the left, the first of 3 bedrooms features built in robes and split system heating and cooling. To the right, the lounge room oozes character with its ornate art deco ceiling, original light fitting and a gas heater that adds a vintage vibe. The etched glass sliding doors? They're a showstopper, leading you through to a dining room with a built-in sideboard that screams 'keep me, I have potential'.

The central bathroom with a powder blue sink and bath, and the kitchen, have seen better days, but that's where we know you'll have ideas. A laundry, loo, final bedroom and access to the rear verandah complete the layout.

But it's the leafy, oversized backyard that really steals the show. With a nice wide driveway and plenty of space to extend or subdivide (STCA), it offers endless potential beyond its current footprint.

Tucked away on one of Bendigo's historic streets, is not just a house—it's an opportunity waiting to be snapped up. With an excellent tenant in place, we're only inviting serious buyers for private inspections. Call today to arrange yours.

**\*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**