

# 13 Hopkins Avenue, Eaglehawk, Vic 3556



## House For Sale

Tuesday, 25 June 2024

13 Hopkins Avenue, Eaglehawk, Vic 3556

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Patrick Skahill

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## **Auction Wednesday 31 July, 12:00pm On Site**

Auction Wednesday 31 July, 12:00pm on site Indicative Sale Price \$560,000 It is common to hear people describe with great pride, their sense of belonging to the Eaglehawk community. There is an undeniable love for the town and its local community. Often buyers express their desire to "return home" to Eaglehawk. Whether that is to take up employment opportunities, to invest in real estate, to raise a family, or to enjoy retirement. The richness of community and belonging is key to the richness of the historic architecture co-existing with enviable modern amenities, excellent public spaces and thriving trade and services. The appeal of this property is as broad as its frontage. The two driveways are the first indicator of the generous size of the property which measures approximately 1 acre. It is positioned directly opposite public conservation bushland which provides immediate access for bush walks, recreation and observing nature and wildlife. The home comprises three bedrooms plus a study or fourth bedroom according to your requirements. All four rooms have built in robes and there are ceiling fans to three. A skylight and wood heater add ambience to the open plan dining area, adjacent to the generous kitchen. In addition to the evaporative cooling, there is a ceiling fan and electric heater to the living space. The large front windows frame beautiful outlooks to the neighbouring leafy green bush. When these windows are opened alongside the sliding glass door onto the front patio, the home enjoys fresh airflows and the sound of birdsong. It would be a fantastic family home, an excellent home for young professionals, and a wonderful base for retired couples. Investors will be pleased to know that our team Elders PM expect there would be a high level of interest from prospective renters in the current market. The appraised rental value is available to you upon request. The home is move in ready, but also deserves to be modernised and improved to your tastes and preferences in time. The covered rear alfresco area is expansive and has a built-in barbeque. There is a grassy play area immediately behind and a fence encloses both spaces to provide a defined area for supervised children's play. There is a double carport and a garage/shed with workshop area, concrete floor, and power. Plenty of off-street parking and convenient drive in/out access for vehicles, trailers, boats, and caravans. Positioned a short (approximately) 10 min drive from central Bendigo and only (approximately) 3 mins to the conveniences of Eaglehawk, including IGA and Aldi supermarkets, railway station, Star Cinema, Peter Krenz Leisure Centre, Canterbury Park and Gardens, Lake Neangar and much more. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>