

**8 Ellis Street, Flora Hill, Vic 3550**



**House For Sale**

Tuesday, 25 June 2024

8 Ellis Street, Flora Hill, Vic 3550

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 557 m2**

**Type: House**



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**\$495,000 - \$530,000**

Welcome to this beautifully renovated red brick home nestled in the heart of Flora Hill, set on a spacious 557m<sup>2</sup> block. This cozy property offers a perfect blend of modern updates and timeless appeal, making it an ideal sanctuary for comfort and serenity.

**Key Features:**

- **Prime Location:** Walking distance to the Bendigo CBD, Bendigo Southeast Secondary, La Trobe University, parklands, creek trail, and public transport.
- **Energy Efficiency:** Equipped with a new premium solar system (5.9kw European inverter that's battery ready) and a 270-litre heat pump hot water system.
- **Electrical Upgrades:** Updated electrical switchboard ensuring safety and efficiency. No gas on the premises, contributing to the home's modern, energy-efficient profile.
- **Interior Enhancements:** New floor-to-ceiling wardrobes, new window coverings with thermal rollers, and newly painted throughout with original hardwood floorboards, which have been freshly oiled and brought back to life.
- **Gourmet Kitchen:** Featuring a Smeg electrical oven for the culinary enthusiast.
- **Outdoor Oasis:** Enjoy 9 varieties of fruit trees, including a mature orange tree, native plantings, a herb garden, a strawberry patch, and new vegetable garden beds with organic soil ready to be planted. Perfect for the green thumb or those who want to develop the garden further!

**Interior Layout:** Step inside to find a bright, open layout that seamlessly connects the living, dining, and kitchen areas. Both bedrooms are spacious and come with ample storage, providing a comfortable and organized living space. The home also features a separate laundry and toilet for added convenience.

**Exterior Highlights:** Outside, you'll find a covered porch and a lovely established garden, perfect for relaxing or entertaining guests. Additional features include side access and a shed for extra storage or workspace.

With its prime location, modern updates, and charming features, 8 Ellis Street offers easy access to all the amenities and attractions of Bendigo CBD. Don't miss the opportunity to experience the perfect blend of modern living and timeless charm in this beautiful home.