

# Lot 3/27 Harpin Street, East Bendigo, Vic 3550

## House For Sale

Wednesday, 10 July 2024

**McKean  
McGregor**

Lot 3/27 Harpin Street, East Bendigo, Vic 3550

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 369 m2**

**Type: House**



Amy Sim

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**\$790,000**

This house and land package is ideal for downsizers or anyone looking for a simple yet stunning home. This custom-designed and built Russell Parsons home features three generously sized bedrooms, two bathrooms, an undercover alfresco area, and a double lock-up garage. With over 15 squares of living space on a 369m<sup>2</sup> block, it offers the ideal setting for relaxation and enjoyment. Situated on the corner of Harpin and Lloyd Streets in prime East Bendigo and thoughtfully designed to maximise the natural aspects of the block, the front of this home will be drenched in morning sun. In the heart of this well-established neighbourhood and close to the Woodbury Court shopping complex, dog park, All Seasons and more. Don't miss the opportunity to add your personal touch to a new home and save on stamp duty with a separate land and building contract. Inclusions:- Reverse cycle split system to Living Room- Kitchen joinery with 20mm stone benchtop, laminate doors/drawers- Beko 60cm appliances including pyrolytic oven, induction cooktop, rangehood and dishwasher- Walk in Pantry with white melamine open shelving with 20mm stone benchtop- Suspended vanities to Ensuite and Bathroom with laminate benchtop and doors/drawers- Laundry joinery with laminate benchtop, doors and 1 x wire linen drawer- Over height 2340mm door throughout- Carpet to bedrooms, Tiles to wet areas and Vinyl Planking to remaining areas- LED downlights throughout with ceiling fans to Bedrooms- Fitted white melamine shelving to all robes with varied height hanging rails and pigeon hole shelving- Brick Veneer with James Hardie Axon Cladding to exterior- Undercover Alfresco area with plasterboard lined ceiling and natural concrete floor- Remote Control Sectional Lift Double Garage door- Natural concrete paving - approx. 50m<sup>2</sup> allowance for Driveway, Alfresco, Paths and Clothesline area- Austral standard fold down clothesline (wall mounted)- Colorbond fencing to boundaries- Colorbond roofing, gutter and fascia- 7 Star Energy Rating 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.