

# 1 & 2/17 Wirth Street, Flora Hill, Vic 3550

Team Real Estate

## Unit For Sale

Wednesday, 3 July 2024

1 & 2/17 Wirth Street, Flora Hill, Vic 3550

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 211 m2

Type: Unit



Linda Currie

**\$390,000 - \$420,000**

An excellent opportunity is on offer with Team Real Estate's new listings 1/17 & 2/17 Wirth Street in popular Flora Hill. Two homes side by side individually titled, set high and back from the road, nestled behind lovely established trees. Both properties are certain to capture the attention of all savvy investors, first home buyers or small families wanting to escape the tight rental market. Ideally located in a quiet street, only a short walk to Bendigo South East College, La Trobe University and a few minutes' drive to Kennington Village Shopping Centre, Kennington Reservoir and the Bendigo CBD is just a 5 minute drive away. Both have excellent tenants that are happy to stay, however, vacant possession is available if required. Built to last with a great retro vibe throughout, including plenty of storage, an easy living floorplan, excellent room proportions and conveniently located. You will be surprised by the size on both of these sturdy elevated townhouses. Typical of the era both feature high ceilings, large windows and a sense of warmth, light and space. Outside is an easy to manage yard, with off street under cover parking. Call Linda today on 0438 381 900 to view either one or both of these affordable properties! Features Include: - \* Well built and maintained\* Heating and Cooling\* Desirable Neighborhood\* Ideal Investment\* Great entry level buying\* 211m2 approx allotment\* Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>