

# FOR SALE



**\$275,000 - \$289,000**

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**Danny Clarke**

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## 17 Nolan Street, Bendigo

### Period Charm in Bendigo's Lifestyle Precinct

Only a short walk to lake Weeroona this charming period home represents excellent value and opportunity for the first home buyer or investor. Includes 3 good size bedrooms, open plan meals living with reverse cycle air-conditioning and 3 piece bathroom. The home includes unique cornices and decorative plaster work, leadlight windows, arches and beautiful timber floors that are a feature of the inter war period. Outside includes a carport and garage/workshop on a low maintenance allotment. From a leisure perspective the location is a short stroll to lake Weeroona and all the activities the precinct offers, the Bendigo Tennis Center, CBD shopping and walking/riding tracks. Close to schools, transport and the new Bendigo Hospital this location is also very handy. Ideal for the home owner looking for a charming well positioned home, or for the investor an opportunity to buy near the



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