



176 St Aidans Rd, Kennington



HEART OF KENNINGTON... 1170 SQM... POLISHED FLOORS...WITH TWO TITLES...

176 St Aidans Road, Kennington text

This one-of-a-kind, classic, cream brick home reflects the building quality of the era. Polished hardwood floors are throughout the home as are the high ceilings, a staple feature of a master build home.

There are features of this home that you will love and appreciate as a comfortable family home. There are three bedrooms and a family bathroom, and a separate shower room and cistern ,a kitchen and dining area, with a large lounge adjoining. A special feature beside the lounge is the huge rumpus room. What a spot for teenagers to get away from mum and dad as a gaming or music room. You can imagine a full stereo system in here blasting away without upsetting the rest of the house.

There are ample split system air conditioners in most rooms and tastefully coloured feature walls in prominent locations throughout. There is a unique glazed stonewall feature surrounding the gas heater. Once again, a reminder of the era it was built.

Solar power is installed, with two inverters and get this!...66 kw feeding tariff until 2024...a real money saver!

3 2 2 1,170 m2

Price	SOLD
Property Type	Residential
Property ID	39
Land Area	1,170 m2

Agent Details

Edward Carthew - 1300 60 50 50

Office Details

Carthew Real Estate
0418 360 194

Carthew Real Estate

Even the orientation of the house on the block was well thought out when this house was built as it faces north allowing indoor temperatures to remain comfortable during summer and winter.

Now let's consider the outside of the property...You drive directly off St Aidans Road into the double carport which also allows access to the leafy, park like rear garden. When you're in the back garden you will appreciate the size of the land. There is enough room here to install a pool, a big shed, and your own alfresco area. A great animal retreat!.. Your dogs can bark at the neighbours to their hearts content. As you can see from the Aerial photos there are some lovely large trees to laze away under on hot summer days. The property also benefits by being fully fenced and enclosed for security.

Investors will appreciate the opportunity here. Buy and keep the house, rent it out, and land-bank. The money-making opportunity comes in two scenarios:

Number one, knock the house down and build two or three double story townhouses. Land for such projects is simply unavailable in the current market, yet very keenly sought after.

Number two, keep the house and build on the rear title with access from St Aidans Road.

This property is in close proximity to the Strath Hill shopping centre, Latrobe University, Kennington Primary School, Aldi, McDonalds, KFC, Bendigo Bank, NAB, Gymnasium, and Kennington's favourite eateries.

St. Aidans Road is a direct access to the centre of Bendigo via McIvor Road. There are bus stops on each side of the street near the vicinity of the home.

AGENTS COMMENT:

"If you consider yourself to be a savvy investor then come and inspect this house immediately. There is an obvious money-making opportunity here. Families will love the location, the large garden and yard and the opportunity for home an extension in one of the best locations in Bendigo".

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