

# LUKE GOGGIN REAL ESTATE



**144 Williamson Street Bendigo VIC**

**2**  **1**  **1** 

This 2 bedroom weatherboard is certainly in need of a makeover. The potential exists to renovate, extend or subdivide into 2 separate blocks (STCA). There is already a planning permit in place (valid until March 2019) for a 2 lot subdivision, construction of a single level, 3 bedroom house & demolition of outbuildings. The excellent location, close to the CBD speaks for itself. The existing home comprises a lounge with gas heater & split system as well as original features including a mantle, stained glass window & decorative ceiling. There are 2 bedrooms & a good sized kitchen/dining area. The bathroom contains a shower over the bath, sink & toilet with the laundry & another small entry space adjacent. The enclosed yard includes a carport & small shed, with access to Barry Street.

**Price** : \$ 345,000  
**Land Size** : 479 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/bendigo/residential/house/5725329>



**Melinda Goggin**  
**03 5442 1422**