



### 11A Prouses Road North Bendigo VIC

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You can't ask for more when it comes to being close to amenities, with this solid, sizeable property being situated only a 2 minute drive from the Bendigo Hospital, 3 minutes from Lake Weeroona, and 5 minutes from the Bendigo CBD – it's the perfect home to start your property journey, or grow your portfolio.

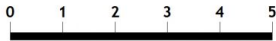
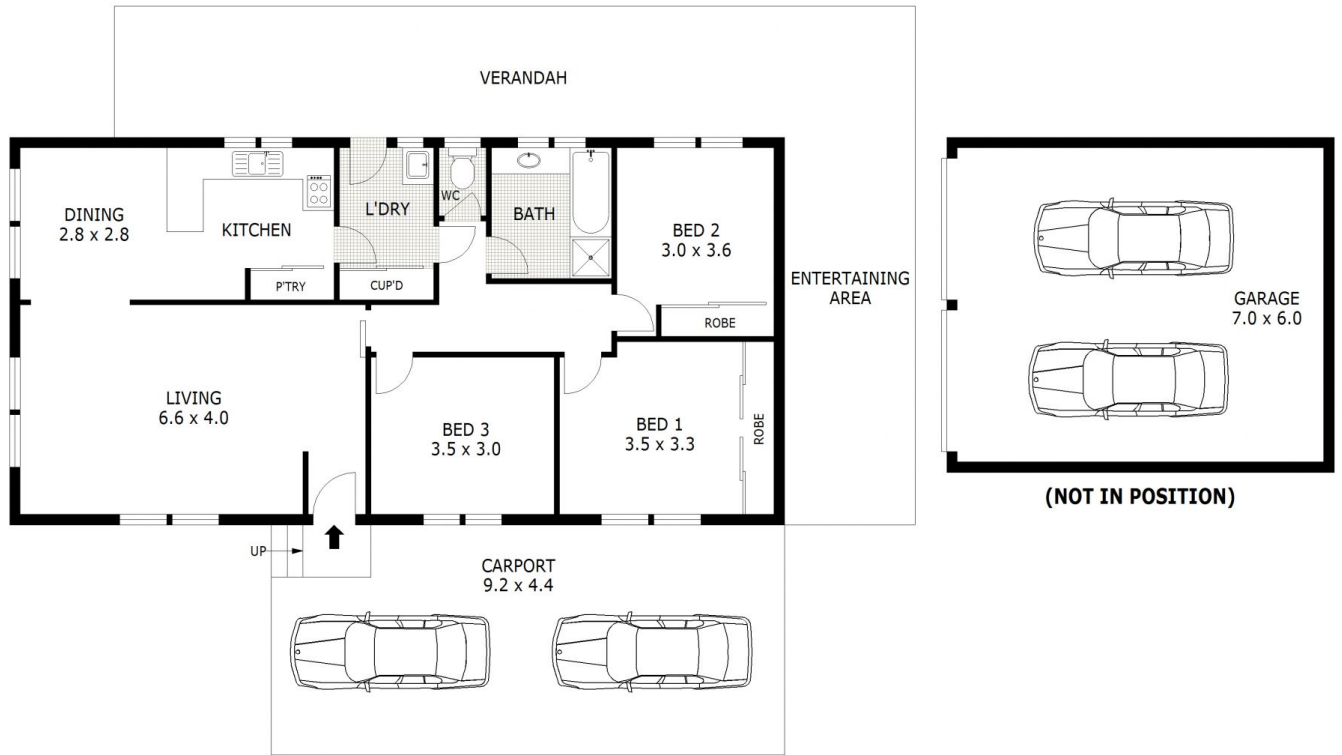
The spacious house has recently had new carpets put in and showcases 3 good-sized bedrooms, of which each include built-in-robies and ceiling fans, to ensure you're not living in your own version of tetris for storage, and can keep cool during the warmer months. These share the central 3-piece bathroom that includes a bathtub, and has the toilet separate for convenience.

The large lounge room has gas heating, and leads to the meals room which has box air-conditioning and is an open

**Price** : \$360,000 - \$380,000  
**Land Size** : 555 sqm  
**View** : <https://www.phproperty.com.au/sale/vic/greater-bendigo-region/north-bendigo/residential/house/6315206>



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 101 m <sup>2</sup>
Garage	- 42 m <sup>2</sup>
Verandah	- 38 m <sup>2</sup>
Entertaining	- 19 m <sup>2</sup>
Carport	- 43 m <sup>2</sup>
Total	- 243 m <sup>2</sup>



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