



**6B Gumnut Rise Strathdale VIC**

3 2 1

The best start to 2024 is assured for the next owner of 6B Gumnut Rise. Situated in one of Strathdale's iconic leafy neighbourhoods, the property is within a short walk of the Kennington Reservoir reserve, the state forest and the Harley Street Café.

On an optimal corner block, this elegant home is all class, starting with its crisp rendered façade and manicured garden of box hedge and sculptural shrubs. Take the garden path to the front portico, and open the entrance door to a wide and welcoming hall, a gleaming, honey-toned timber floor and higher-than-average ceilings.

The classic, timeless features continue throughout with timber venetian blinds, quality cream carpets, ducted evaporative air conditioning and ducted gas floor heating.

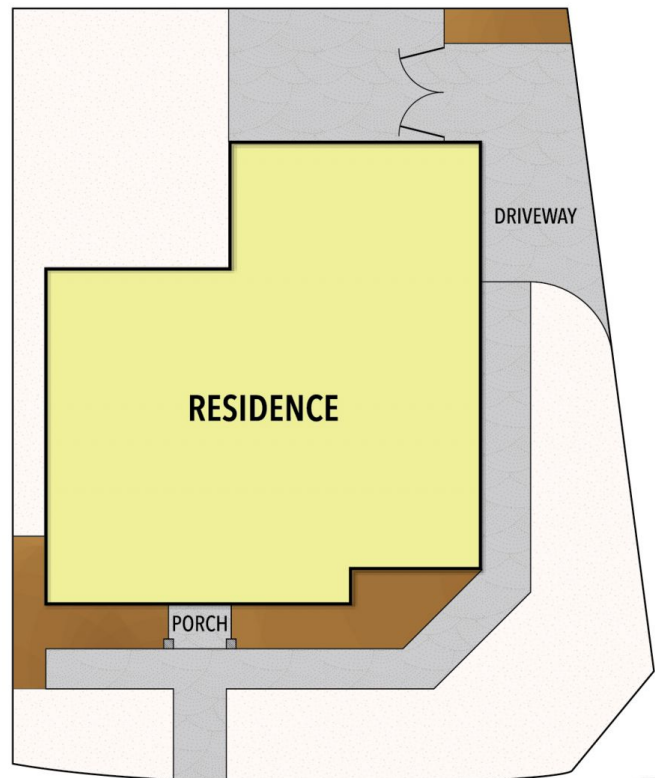
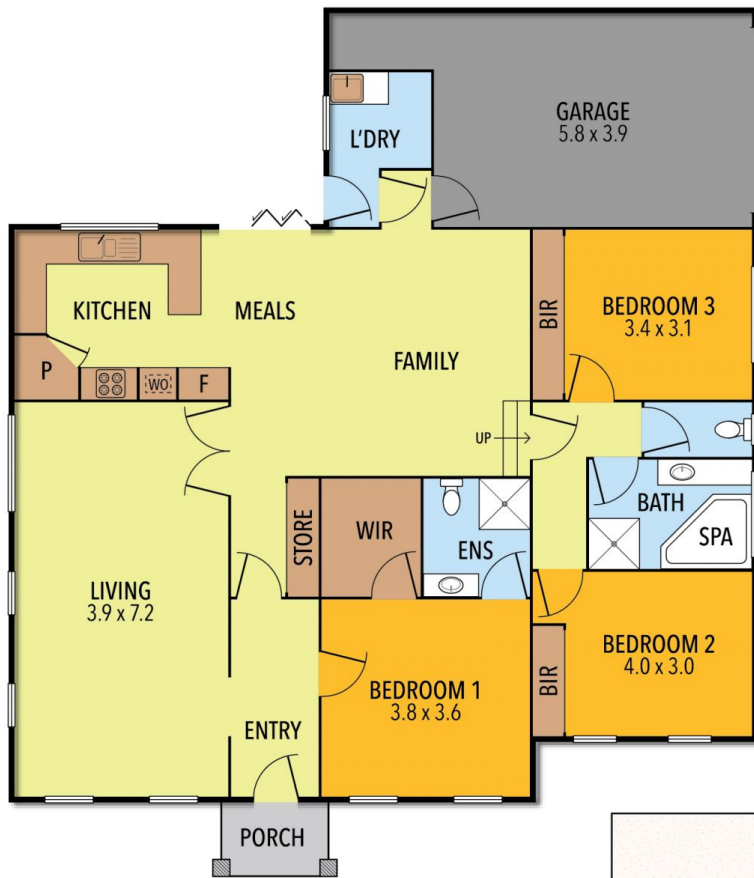
**Price** : \$595,000 - \$650,000  
**Building Size** : 157 sqm  
**Land Size** : 442 sqm  
**View** : <https://www.bendigorealestate.com.au/sale/vic/greater-bendigo-region/strathdale/residential/house/7863854>



**Matt Gretgrix**  
03 5441 4555



**Nekti Tzouroutis**  
03 5441 4555



INT	: 157 M <sup>2</sup>
PORCH	: 2 M <sup>2</sup>
GARAGE	: 25M <sup>2</sup>
TOTAL APPROX	: 184 M <sup>2</sup> (19.8 SQUARES)



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.