



4 Margaret Court, CALIFORNIA GULLY, VIC 3556

Excellent Family Home or Investment

This much loved family home has been tastefully updated, and is sure to impress. It is positioned in a quiet cul-de-sac, just 10mins from the CBD, and only 4mins to shopping and schools at Eaglehawk.

The very versatile floor plan and neutral décor will be appealing to first home buyers, families, and retirees. While investors will be pleased to know that our team Elders PM expect there would be a high level of interest from prospective renters in the current market. The appraised rental value is available to you upon request.

Each of the three bedrooms have built in robes, and there is a rumpus room with an external sliding door. The rumpus could be used as either a second living space, or a fourth bedroom. It has a built in robe / games cupboard and ceiling fan. This is the ideal configuration for either the shift worker in the family to come and go, or for the student requiring a space for study. Or even for a home based business for clients to enter and exit with restricted access from the rest of the home.

There is a cost reducing solar system, instantaneous hot water, and split system reverse cycle air-conditioning units. As well as updated flooring, internal blinds, outdoor awning blinds, touches of fresh paint, and a recently resurfaced driveway.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 84P2930

SALE DETAILS

\$520,000 - \$560,000

CONTACT DETAILS

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Bendigo**

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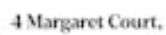
Grassy play areas and established gardens are features of the approximately 868sqm block. Along with outdoor living/entertaining options, and a garden shed and workshop. There is great access to the Bright Street Park for play and picnics. As well as great access to the city bus network.

Inspection will confirm how well this property has been maintained, updated, and presented for your consideration. It is offered with flexible settlement terms and the opportunity for prompt vacant possession.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 868.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport





Macintosh 128K-40K 128K-40K
 Windows 3.11 128K-40K
 Windows 95 128K-40K

To get it easier, indicating way. Differences are
 appropriate. All information is provided in
 printed form, as well as in the online.