



17 Hunter Avenue, CALIFORNIA GULLY, VIC 3556

A Terrific Home & Investment

This neatly presented home is located in a quiet cul-de-sac, just 10mins from the CBD, and only 4mins to shopping and schools at Eaglehawk.

It is offered to the market with vacant possession, meaning you can settle on the property as soon as you wish, and occupy immediately.

The generous 676sqm block size provides scope for the home to grow, the addition of a bungalow, or for a two lot subdivision or dual occupancy subject to council approval. First home buyers, couples and retirees will find this a very appealing opportunity. Those thinking about subdivision or dual occupancy will investigate the possibility of removing the eaves overhanging the driveway, to gain the required 3m access.

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.

Both bedrooms offer ceiling fans, and the main is favoured with built in robes and a split system air conditioner. There is a ceiling fan and split system air conditioner in the

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: 84P2943

SALE DETAILS

\$430,000 - \$460,000

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

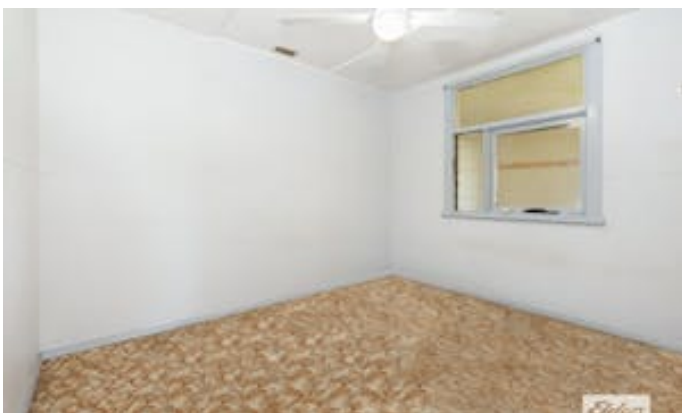
Patrick Skahill
0401 722 581

lounge, and sliding glass doors open through to the kitchen. The rear patio area has been enclosed for additional covered indoor/outdoor living and entertaining.

Attractive front gardens compliment the grassy rear play areas. There is a side carport, rear alfresco, and a large 9mx6m shed with workshop/storage area. The concrete drive provides easy vehicle access to the carport and shed. While there is plenty of space for a boat/caravan/trailer to be stored securely off-street behind the side gates.

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

- Land Area 676.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double garage
- Single carport





17 Hunter Avenue,

Bedroom 1: 3.3 x 4.2
Bedroom 2: 3.3 x 2.8
Bathroom: 3.3 x 2.8
Laundry: 3.3 x 2.8
Workshop: 3.3 x 6.0

Scale in meters. Indicative only. Dimensions are approximate. All information is provided for information only and is not intended to be used as a basis for any decision.