



## 64 Chapple Street, CALIFORNIA GULLY, VIC 3556

Modern Investment with Lease in Place

Elders Easy Sale Closes Wednesday 27 May, 2pm (unless sold prior)

Indicative Sale Price \$600,000 - \$640,000

Positioned directly opposite the California Gully Recreation Reserve and playground, this modern 2018 built home offers outstanding convenience. It is just minutes from central Bendigo and even closer to Eaglehawk's shopping, schools and services.

The property has been leased to the same reliable family since completion, with a fixed term lease secured until March 2027. The current rental return is available upon request.

Beyond the welcoming portico, a wide hallway with linen press leads to the light filled open plan kitchen, dining and living area. Two sets of sliding glass doors invite abundant natural sunlight and provide access to the fully enclosed, low maintenance backyard. A full length covered outdoor entertaining area enhances year round enjoyment.

**TYPE:** For Sale

**INTERNET ID:** 84P3025

### SALE DETAILS

**Easy Sale Closes Wed  
27 May - ISP \$600k -  
\$640k**

### CONTACT DETAILS

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Patrick Skahill**  
0401 722 581

The kitchen features stainless steel appliances including dishwasher, gas cooktop and under bench oven, and breakfast bar. It is handy to the laundry which has separate external access and a built in storage cupboard.

The three bedrooms have built in robes and the main offers a walk through robe and ensuite. Comfort is assured with ducted gas heating throughout and a split system in the main living area. Direct internal access from the double garage adds everyday practicality.

Modern, low maintenance and securely leased, this property represents a smart opportunity for investors.

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

- Land Area 424.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage





64 Chapple Street,

Scale in meters, indicate only. Distances are approximate. All dimensions are taken from the centre of the wall unless otherwise stated.