



33 Arblaster Street, CALIFORNIA GULLY, VIC 3556

SOMETHING FOR EVERYONE!

Whether you are looking for a solid investment property with an excellent long-term tenant or you are downsizing, or you are a first home buyer, this is the property to put at the top of your list.

This is a freehold, freestanding, low maintenance brick property with two generous-sized bedrooms and the open-plan lounge/dining area makes it feel very spacious.

The property has a breakfast bar-style servery from the kitchen to the dining area, a privacy wall at the front entrance, both a bath and shower in the bathroom, and a separate loo. Both bedrooms have ceiling fans.

The property is comfortable, but would be equally amenable to renovation or extension for the purchaser wishing to value-add to the property.

The large corner block is approximately 549m² with beautiful green lawns and well-established gardens. The property is fully fenced and has the convenience of a roller door in the front of the single carport. Side gates provide access to the rear garden area, offering enough space for storage of a boat or a caravan. The garden also features a shed and veggie patch.

Ideally located, the property is in a cul-de-sac, which means no through traffic. What's

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TYPE: For Sale

INTERNET ID: 84P3030

SALE DETAILS

\$450,000 - \$470,000

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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BENDIGO, VIC
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more, the property is within easy walking distance of the local Eaglehawk shops and services.

Eaglehawk has two supermarkets, a chemist, a post office, a newsagency, doctors, pubs, a plethora of small speciality shops and take-away food outlets, and one of Bendigo's best-reputed gyms and indoor swimming pool. These are located adjacent to a gorgeous lake and beautiful park, ideal for early morning walks.

Public transport is located nearby, as are both primary and secondary schools.

Bendigo city centre is just a seven-minute drive from the property.

Call now to arrange a private inspection of this property.

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

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 548.70 square metres
- Building Area: 78.90 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport



