

**17 Julian Way, California Gully, Vic 3556**



**Sold House**

Tuesday, 17 October 2023

17 Julian Way, California Gully, Vic 3556

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 432 m2**

**Type: House**



Ella Douch

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Brent Mason

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**\$500,000**

Welcome to this delightful home that offers a perfect blend of functionality and style. This 3-bedroom, 2-bathroom property, complete with a single-car garage, large shed, and carport, rests on a spacious 432 sqm lot, providing an inviting space for your family. Upon entry, the high ceilings create an open atmosphere, inviting exploration. The stylish kitchen adorned with stone benchtops and a 900mm oven and stove, awaits your culinary adventures. The master bedroom boasts a walk-in robe for ample storage and a well-appointed ensuite for your relaxation. Two additional bedrooms come with built-in robes, ensuring comfort and convenience for the whole family. This home offers year-round comfort with ducted heating and cooling. All wardrobes and linen cupboards feature extra height, accommodating your storage needs. Step outside to discover a captivating large pergola. Raised garden beds border the outdoor area, perfect for gardening enthusiasts. The enclosed yard provides a safe environment for pets and children, offering peace of mind. The single-car garage offers secure shelter for your vehicles, with additional covered parking options available under the carport and inside the large shed. Drive-thru access to the backyard adds to the convenience. The spacious shed, with a height of 3.2 meters at its lowest point, offers versatile storage options, including caravan storage. It is equipped with power and features an epoxy-coated concrete floor, suitable for use as a workshop or man cave. Nestled in sought-after California Gully, this home offers a peaceful and connected lifestyle, with nearby shops, public transportation, reserves, playspaces, and more. Embrace a life of comfort, style, and cherished moments. Contact our team today for more information!