

39 Nelson Street, California Gully, Vic 3556



Sold House

Wednesday, 23 August 2023

39 Nelson Street, California Gully, Vic 3556

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 529 m2

Type: House



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\$457,500

Homes that have been cared for and have stood the test of time are very rare but this home in Nelson Street is just that. The well-maintained brick veneer comprises three bedrooms, all with built-in robes, and a good-sized lounge that flows into the dining room which then adjoins the refurbished kitchen. The layout of the home has the laundry sitting behind the kitchen; there is plenty of opportunity to use this for additional storage space for kitchen appliances or an extra fridge/freezer. Other internal features include ducted gas heating, gas wall furnace in the lounge, ceiling fan and a wall air conditioner. It's outside where the practical and smart additions make this home very liveable and safe - the windows at the front and rear have motorised security strength awnings and there are over 14 solar panels feeding a battery system, delivering huge savings for the home owner. The main driveway features a caravan-height carport spanning an impressive 13.6 x 5 metres; this adjoins the lock-up garage with roller door access measuring 6.6 x 4.9 metres and power, behind this is a compact little workshop or potting shed for the handy gardener. The back garden is fully fenced and has some vegetable gardens already in use and set if you have a green thumb. Located a short walk to the California Gully Reserve and a short drive to the Eaglehawk shops, heated pools or Lake Neangar, but also not far from the Bendigo CBD by car so everything is within an easily achievable distance. The home would suit someone looking to downsize, first home buyers or investors with an appraised return of approximately \$380 per week. Inspection is a must so contact listing agent Nathan Diss today on 0448 010 057.