

**69 Green Street, California Gully, Vic 3556**



**House For Sale**

Thursday, 14 March 2024

69 Green Street, California Gully, Vic 3556

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Reecy Owins  
0498071747



Bronwyn WilliamsHarris  
0499381152

**\$450,000 - \$490,000**

Affordable property located in a quiet street offers convenience at every turn. It's handy to supermarkets, schools, the hospital precinct, sporting facilities, and with the Bendigo CBD a mere seven-minute drive away, you'll never be far from whatever you need. Accommodation includes three spacious bedrooms, including a master with a walk-through robe and ensuite. The remaining bedrooms are all fitted with robes and ceiling fans and share a central main bathroom. The kitchen boasts a stainless steel electric stove, ample storage, a breakfast bar, and timber wall panelling throughout the adjoining roomy meals area. Relax in the spacious front living room with gas heating, split system air conditioning, and another ceiling fan for year-round comfort. Need extra space? The versatile rear sunroom with North-facing windows could serve as a parent's retreat, a rumpus playroom, or a home workstation. Outside, entertain in the lovely weather-proof alfresco area and fernery. Car accommodation includes a 3.5m x 9m powered shed with a concrete floor, plus ample off-street parking on the paved driveway at the front. The Colorbond fenced rear yard provides a safe space for toddlers or pets. Whether you're a first-time home buyer looking to settle down or an investor seeking a lucrative opportunity, this property has all the answers. \*\*\* Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. \*\*\*