

# 15 Llewellyn Court, California Gully, Vic 3556



## House For Sale

Tuesday, 25 June 2024

15 Llewellyn Court, California Gully, Vic 3556

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 270 m2

Type: House



Darren Waters

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## **\$370,000 - \$390,000**

Brand new two-bedroom home, on its own title and with no body corporate fees. Located in California Gully, approximately 10 minutes from the CBD of Bendigo, the property is ideal for first home buyers, singles, couples, downsizers/retirees or the savvy investor as there is an expected rental return of \$340 - \$350pw and fantastic depreciation benefits. Stepping through the front door finds the open plan kitchen/dining and living area with easy care vinyl plank flooring that adorns the floors in this space. The well-equipped kitchen features stone benchtops, subway tiled splashback, electric under bench oven, gas cooktop, dishwasher, single door pantry and a breakfast bar. There is an adjacent spacious dining and living area with a glass sliding door that leads to the rear yard. Both bedrooms are carpeted, and feature built in robes with mirrored doors. The sparkling bathroom is located between both bedrooms and consists of an oversized shower, stone topped vanity and a toilet. Other notable features are laundry with stone benchtop, double glazed windows and doors, LED lighting and there is 5Kw split system to keep the home comfortable throughout the year. For the car accommodation there is a single car garage with automatic door. A door at the back of the garage leads to the rear yard where there is a clothesline. A water tank is plumbed to the toilet which helps with the water bills and the environment. The neighbouring suburb of Eaglehawk has an IGA and Aldi supermarkets, indoor pool, gym, Lake Neangar, Canterbury Gardens, Star Cinema and a variety of other shops (all approximately 2Kms away). There's also the Neangar Park Golf Course, which is just a 5-minute drive away. In summing up, you have a brand new home that is ultra-low maintenance, close to all amenities and perfect for owner occupiers through to investors. A quick settlement is available. Call Darren today to arrange an inspection.