

# LUKE GOGGIN REAL ESTATE



## 10B Vinton Street California Gully VIC

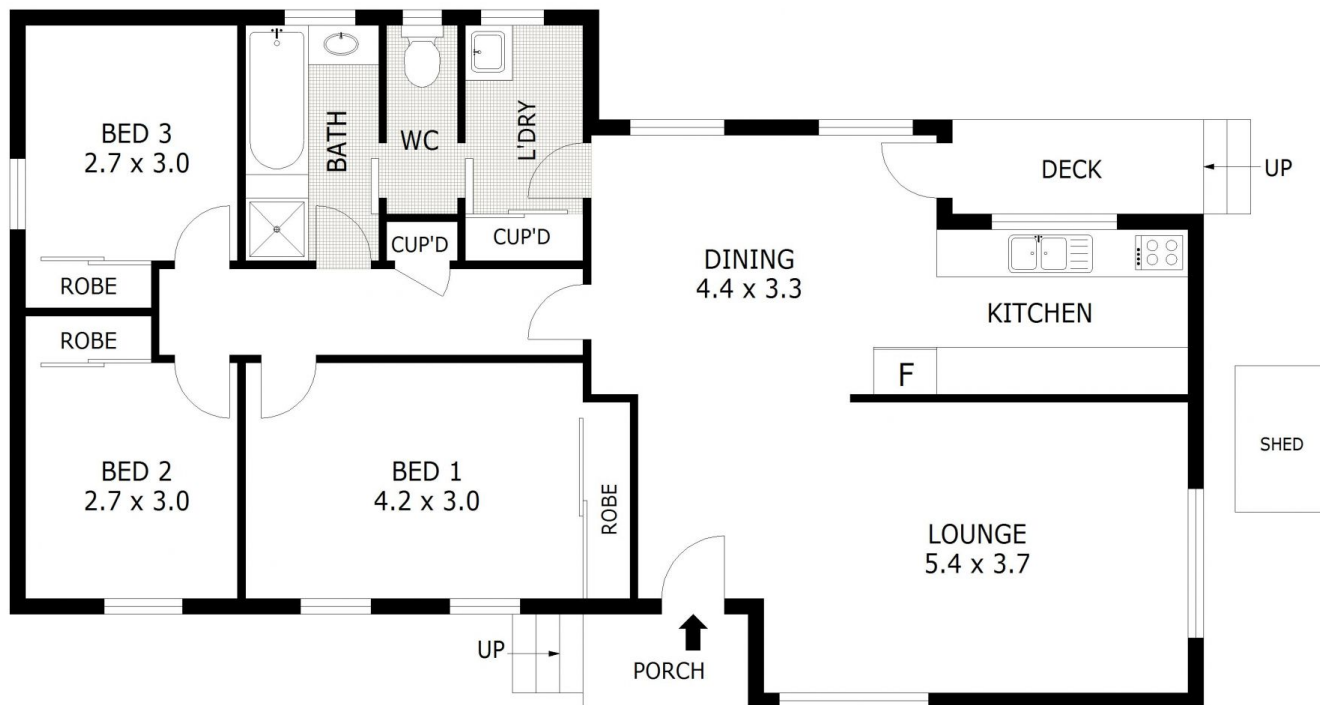
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Here's your chance to enter the market! Step from the front porch into the spacious lounge which opens through to the dining area & galley style kitchen. The hallway includes a linen cupboard & leads to 3 bedrooms, all containing built in robes. The family bathroom features a shower, bath & vanity with a sliding door through to the separate toilet which can also be accessed from the laundry. Split system heating & cooling is found in the lounge. Outside, there is a compact, low maintenance yard containing a small garden shed, with double gate access on one side. Currently tenanted on a month to month basis & close to schools, shops & transport this home would suit investors, first home buyers & retirees alike.

**Price** : \$ 290,000  
**Land Size** : 337 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/california-gully/residential/home/6249129>



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 100 m <sup>2</sup>
Deck	- 4 m <sup>2</sup>
Porch	- 3 m <sup>2</sup>
Total	- 107 m <sup>2</sup>



# 10B Vinton Street, California Gully