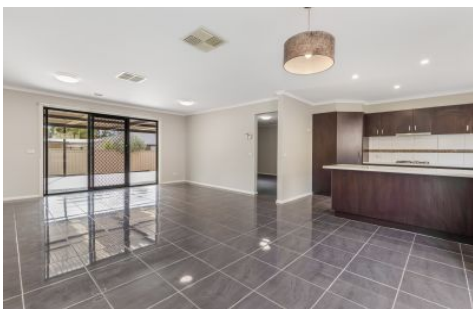





LUKE GOGGIN REAL ESTATE



6 Melinda Street California Gully VIC

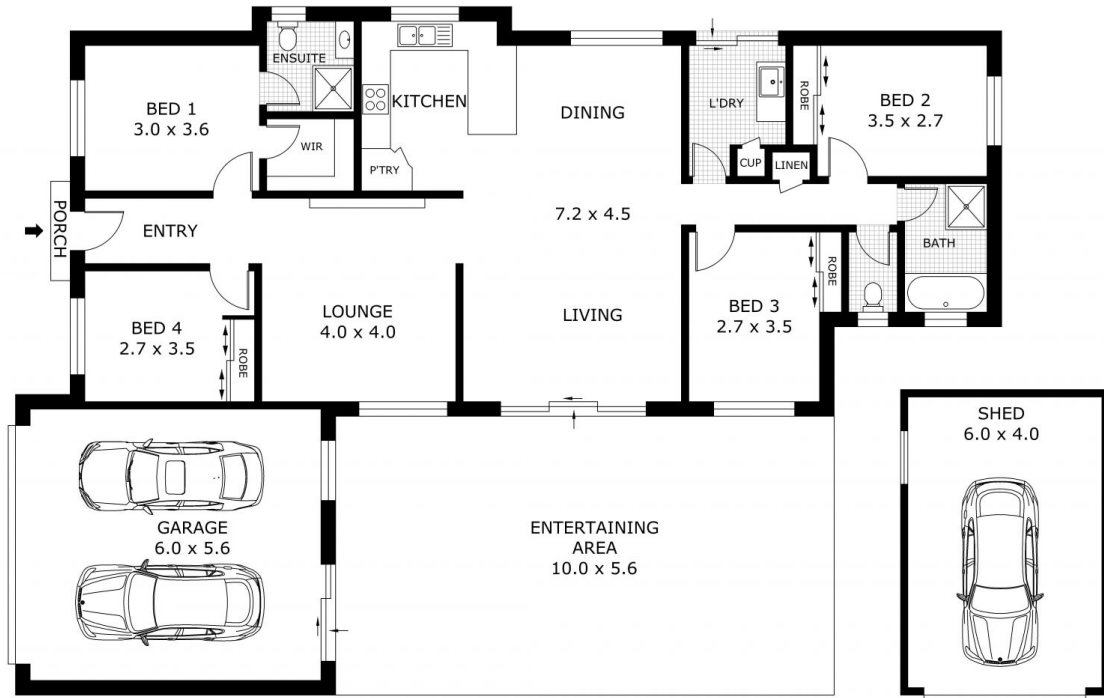
4  2  3 

Set on an 805m² (approx) allotment featuring side access & a 6x4m shed with concrete floor, is this 4 bedroom, 2 bathroom property. With new carpet & a fresh coat of paint internally, an open plan layout is available in the spacious kitchen/dining/living zone with a separate formal lounge adjacent. The kitchen includes modern appliances, a built in pantry & good bench & cupboard space. The main bedroom features an ensuite & walk in robe while the remaining 3 bedrooms all contain built in robes. A family bathroom with separate toilet, good sized laundry with built in storage & a linen press are all accessed from the hallway. Ducted heating & cooling maintain comfort control throughout the home. Outside you will find the impressive 10x5.6m undercover alfresco, a secure & spacious backyard, established trees, a rain water tank & the double lock up garage with glass sliding door. Close to schools, shops & transport, this property is only a 10 minute

Price : \$570,000-\$610,000
Land Size : 805 sqm
View : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/california-gully/residential/home/7968443>



Brooke Browning
03 5442 1422



(NOT IN POSITION)



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	- 132.7 m ²
Garage	- 33.6 m ²
Porch	- 8.2 m ²
Ent. Area	- 56.0 m ²
Shed	- 24.0 m ²
Total	- 254.5 m ²



6 Melinda Street, California Gully