



### 53 Dowding Street California Gully VIC

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If you are looking for a sound investment, downsizer or first home, then this quaint home in California Gully may just be the end of your search. Located just minutes from Eaglehawk CBD, sporting facilities, schools and public transport, this home will suit all segments of the market.

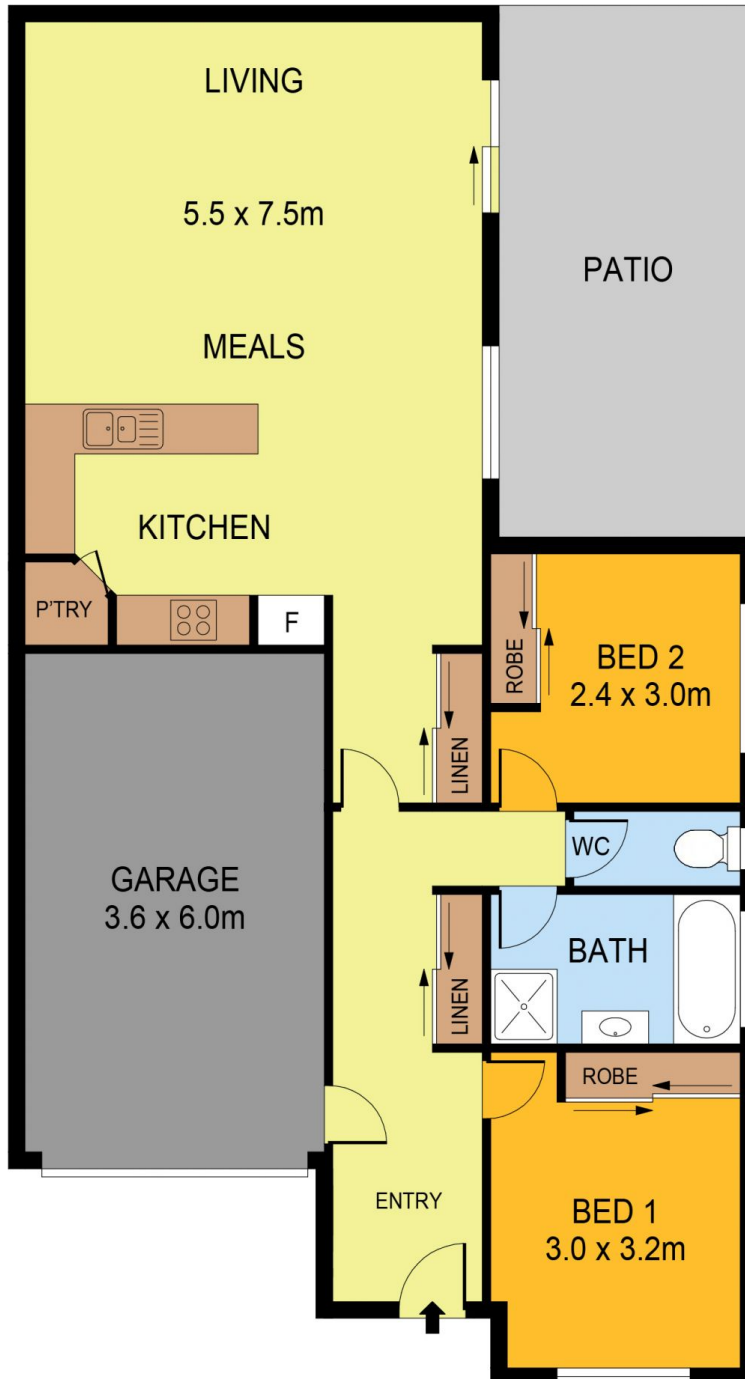
The home consists of two bedrooms, both with built-in robes, which are serviced by a central bathroom. The open plan area has an updated kitchen with gas cooking, electric oven and pantry. The living space is generous in size, with sliding doors to the undercover tiled alfresco, with pull down awnings for privacy and entertaining all year round.

A reverse-cycle split-system provides all your heating and cooling needs. There is a single car garage with remote roller door and internal access to the home, whilst outside the 248m<sup>2</sup> allotment is low maintenance with side access

**Price** : \$ 370,000  
**Land Size** : 248 sqm  
**View** : <https://www.bendigorealestate.com.au/sale/vic/greater-bendigo-region/california-gully/residential/house/6988391>



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SCALE (METRES)

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Ref. No: 220504



INT	:	94m <sup>2</sup>
SHED	:	4m <sup>2</sup>
GARAGE	:	22m <sup>2</sup>

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CALIFORNIA GULLY