



**22 Green Street, California Gully**



## Great Value Family Home with Lots to Offer!

Offering convenience and comfort, this 4 bedroom, 2 living room home is positioned in a charming wide street and is a very short drive to almost everything you could need. In close proximity to schools, transport, hospital, shopping and parks including the popular Splash Park - perfect for the coming hot weather.

Internally this home will surprise with its generous space. Features include 4 bedrooms, two have split systems, ceiling fans and built-in robes, the 3rd bedroom has a ceiling fan and robes. The family bathroom has a bath, shower and vanity with the WC separate via the laundry.

The kitchen has stone benches, ample cupboards, a dishwasher, gas hob and wall oven, separate grill and a range-hood, while the dining area at one end gives access to a very spacious lounge with a ceiling fan, older style reverse cycle split system and gas wall furnace.

An additional living room also with a reverse cycle split system and a gas wall furnace with a heating vent to BR 4, has glass sliding door access to the covered outdoor entertainment deck, perfect for entertaining both indoors and

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

 4  1  2

**Price** \$275,000 - \$285,000  
**Property Type** residential  
**Property ID** 901  
**Land Area** 669 m2

### Agent Details

Ingrid Bingle - 0425 760 460

### Office Details

Expert Real Estate  
Strath Village Shopping Centre, 134  
Condon St. Bendigo VIC 3550  
Australia  
0354450000

