



### 17 Smalley Street California Gully VIC

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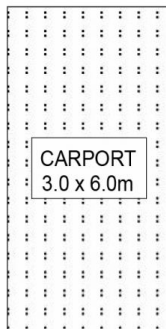
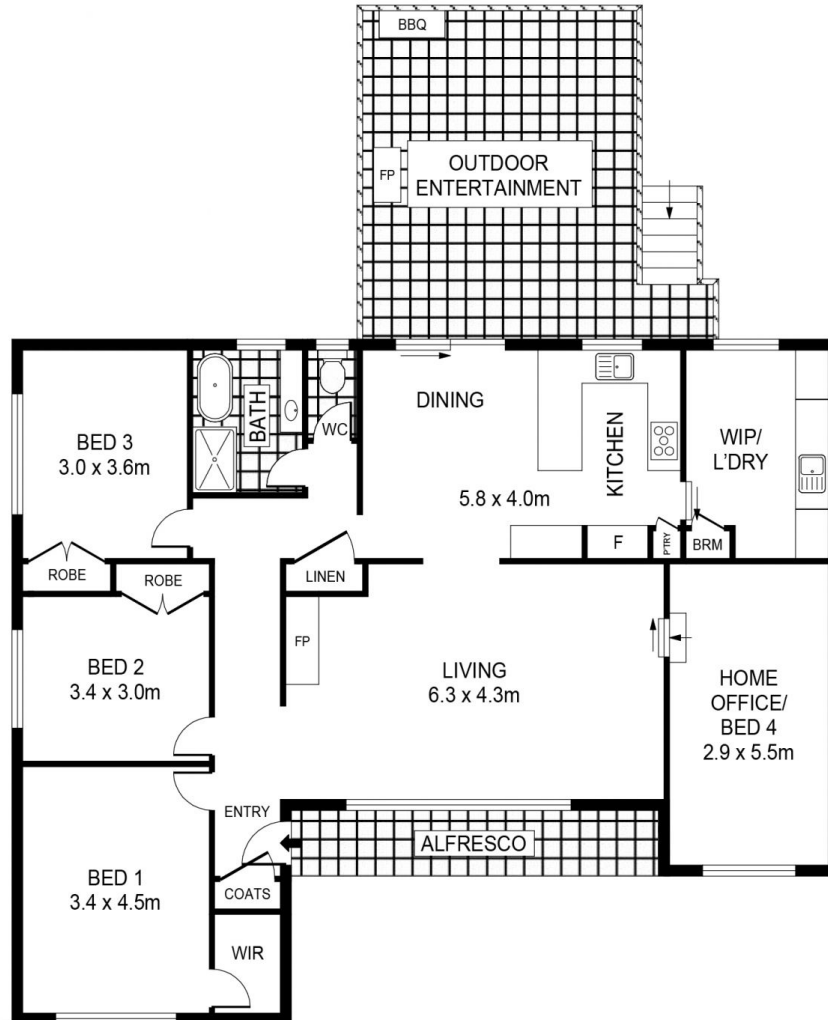
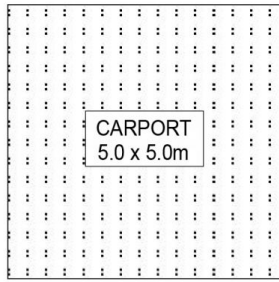
Welcome to this charming 3-bedroom, 1-bathroom home in the heart of California Gully. Situated on an elevated lot with breath taking views, this well-maintained and styled property offers a comfortable and convenient lifestyle for you and your family.

As you step through the recently renovated property you be blown away by the attention to detail and effort that has gone into both inside and outside of the house, with generous master bedroom and walk in robe, as well as 2 other additional bedrooms with built in robes and a fourth bedroom that could also be used as a study or second living area there is plenty of space for the family. The main bathroom has floor to ceiling tiles, shower and free-standing bath and has a real modern feel to it. The large main living space can accommodate the largest of

**Price** : \$ 570,000  
**Land Size** : 725 sqm  
**View** : <https://www.bendigoballaratrealstate.com.au/sale/vic/greater-bendigo-region/california-gully/residential/house/7723901>



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SCALE (METRES)

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Ref. No: 230904

INT	: 157m <sup>2</sup>
CARPORT	: 43m <sup>2</sup>
ALFRESCO	: 8m <sup>2</sup>
OUTDOOR ENTERTAINMENT	: 31m <sup>2</sup>

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