



## 50 Nelson St, California Gully



### Four bedroom family home on 650m2 with sub-division potential

- Ideal first home for those requiring four bedrooms and a great corner block
- Large corner block of 650m2 ideal for two lot sub-division
- Very affordable entry for the small developer looking for opportunity
- Kitchen/meals area and separate lounge with split system inverter
- Four bedrooms making it a fantastic renter (Est \$250 pw) or onsell for the developer
- Only minutes to both central Eaglehawk and Bendigo CBD
- Ideal block for family wanting to live in and build a new home on same block for parents
- Close to all amenities and short run into the new hospital

🛏 4 📶 1 🚗 4

<b>Price</b>	SOLD
<b>Property Type</b>	residential
<b>Property ID</b>	167
<b>Land Area</b>	650 m2
<b>Floor Area</b>	110 m2

#### Agent Details

Gavin Butler - 0427 887 766

#### Office Details

Epsom  
74 Midland Highway Epsom VIC 3551  
Australia  
03 5448 3322



This very neat and tidy home is close to all amenities and it presents a great opportunity for the investor looking for immediate yield whilst undertaking a two lot sub-division. Opportunity exists to build a new home on the same block whilst retaining the existing home for ongoing rental returns or to onsell the existing home. A very affordable entry for this type of opportunity. The new home would rent for an estimated \$300 per week and the existing home has been previously leased at \$250 per week, making it a high yielding return of potentially 7% to 8%. Upon completion of the sub-division the existing home could still onsell for \$200,000 on the smaller

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.