



## 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

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

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<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

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