



14 Nelson St, California Gully



Family home at a very realistic price

- Very nice family home close to all amenities and a short run to the new Hospital
- Lovely period style features with three bedrooms and two living areas plus large lobby/study
- Ducted evaporative cooling, gas heating and solid fuel heater
- Open plan kitchen/dining plus doors opening on to formal lounge
- Three bedrooms with ample storage cupboards/robes
- Undercover entertainment area
- Walk to the Nelson Street general store and bus stop
- A very good solid brick home ideal for the first home buyer or investor

This home is ideal for the investor or first home buyer. At a realistic price and currently leased the home can be purchased by a family wanting to live in now or an investor wanting to buy. It is a very good location close to all amenities.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

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.

3 1

Price	SOLD for \$247,000
Property Type	residential
Property ID	196
Land Area	600 m2
Floor Area	140 m2

Agent Details

Gavin Butler - 0427 887 766

Office Details

Epsom
74 Midland Highway Epsom VIC 3551
Australia
03 5448 3322

