

SOLD



12 Brown St, California Gully



Opportunity presents to secure a cheapie in a hot market!

- Period style home offering four bedrooms on a 561m2 block
- Great opportunity in the current market to renovate and add value
- Original period features e.g dado boards on ceilings and walls
- Four bedrooms, kitchen and separate lounge
- A nice entry to the market if you are wanting to find a cheapie with great potential
- Close to shops, supermarket, medical, public transport and all amenities
- All services, gas heating/cooking, reverse airconditioner and solid fuel heater
- Nice block of approximately 561m2 for the tradie or family
- Great investment property for renting and land banking - the home is in need of work but is live-able
- Estimated rental return would be \$300 per week with the demand for rental homes having never been greater

This lovely home offers great potential and has some nice period features.

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.

4 1 561 m2

Price	SOLD
Property Type	Residential
Property ID	628
Land Area	561 m2
Floor Area	100 m2

Agent Details

Gavin Butler - 0427 887 766

Office Details

Eaglehawk
42 Goldsmiths Road Eaglehawk, VIC,
3556 Australia
03 5448 3322

