

SOLD



2 McGowan St, Long Gully



## Five Bedroom Family home on 890m2

- Outstanding family home (circa 1960) that has been well maintained and is perfect for families or the first home buyer
- A very unique home in a central locale ideal for families, investors or retirees
- Ideal set up for home occupation/office in the basement area with external access
- Very versatile floorplan that offers options for up to six bedrooms for the growing family. Also offering two living areas and two offices, one on each level
- Large open plan kitchen/ meals/dining upgraded in recent years and a separate lounge room. Very functional kitchen with good bench space and all electric cooking
- A relatively new staircase takes you to the basement level where you have an office, two bedrooms, bathroom/ensuite. The major proportion of the home is at ground level.
- The home is a good solid home, very live-able and offers opportunity to lease out for the investor or simply move in for those wanting to take up occupation.
- Offering five very good sized bedrooms, two ensuites,

5 Beds 2 Baths 1 Cars 890 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	659
<b>Land Area</b>	890 m2
<b>Floor Area</b>	211 m2

### Agent Details

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### Office Details

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**GAVIN  
BUTLER**  
REAL ESTATE

powder room, office, study, two living areas. Very versatile floorplan offering many options.

- Master bedroom has floor to ceiling timber robes with inbuilt dressing table and ensuite
- Undercover entertainment area for relaxing and enjoying the summer barbeque
- Enjoy the views from the large balcony across Bendigo
- Two split systems for heating and cooling for all seasons. Solar power and solar hot water service.
- Excellent storage throughout the home and a laundry shute
- Close to supermarkets, public transport, Hospital, schools, cafes and all amenities
- Fabulous home very worthy of an inspection

This very unique home is warmly inviting, conveniently positioned and only minutes to the Bendigo CBD, shopping centres, train station, top schools and restaurants.

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.*



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Basement Level	- 77 m <sup>2</sup>
Ground Level	- 134 m <sup>2</sup>
Garage	- 22 m <sup>2</sup>
Entertaining	- 24 m <sup>2</sup>
Verandah	- 19 m <sup>2</sup>
Balcony	- 25 m <sup>2</sup>
<b>Total</b>	<b>- 301 m<sup>2</sup></b>



## 2 McGowan Street, California Gully

