



## 16 Smalley Street California Gully VIC

3 1 1

This charming three-bedroom home, nestled in a quiet street in California Gully, radiates warmth and appeal from the moment you enter the front gate. The picturesque front porch welcomes you inside, where you will find a bright and spacious open-plan living area with a northeast-facing aspect. The slight elevation gives this home a great feel and an abundance of natural light.

Each of the three bedrooms come with built-in robes; two are equipped with ceiling fans. A split system in the living area ensures year-round comfort in this beautifully maintained home. The well-appointed kitchen offers ample bench space and storage with modern stainless steel appliances.

**Type** : House  
**Price** : \$470,000 - \$495,000  
**Land Size** : 302 sqm  
**View** : <https://www.janellestevens.com.au/sale/vic/greater-bendigo-region/california-gully/residential/house/8090242>

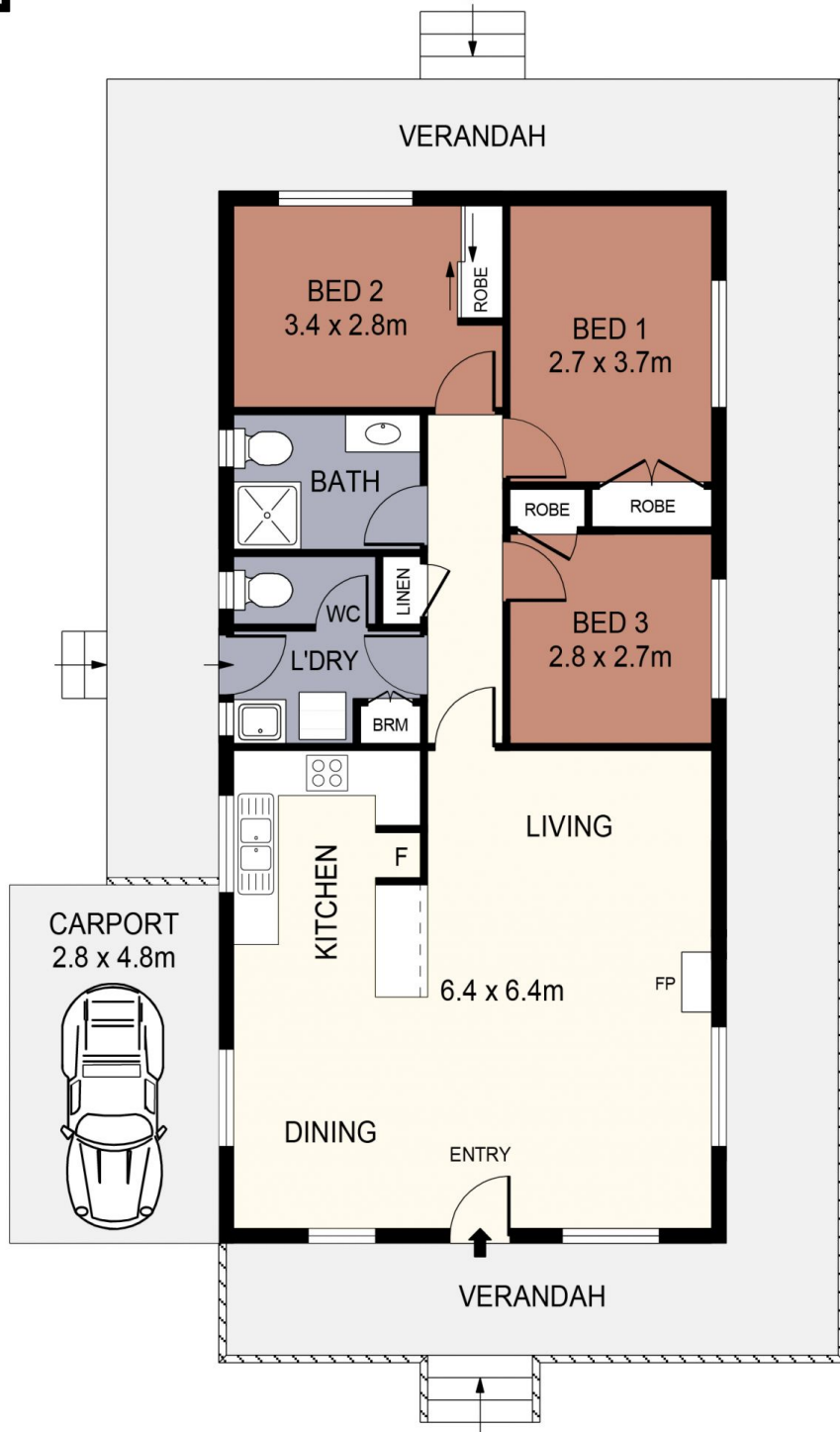
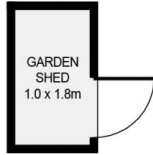


**Mitch Kenny**  
0417 835 127



**Janelle Stevens**  
0417 835 127

[For full version visit the website](https://www.janellestevens.com.au)



SCALE (METRES)

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 IT'S ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.  
Ref. No: 240730

INT	:	96m <sup>2</sup>
CARPORT	:	13m <sup>2</sup>
VERANDAH	:	60m <sup>2</sup>
GARDEN SHED	:	2m <sup>2</sup>

16 SMALLEY STREET