

**90 Upper California Gully Road California Gully VIC**

**3** **1**

This Victorian Miners cottage, situated on nearly half an acre of land, presents an exciting opportunity for a motivated buyer to 'roll up the sleeves' and restore it to its original charm. With 3 bedrooms, a kitchen, bathroom, and internal toilet, it offers a footprint with which to work. The spacious yard provides ample room for personalization and additional enhancements. Set at an affordable price reflective of the required works. Ideal for tradie or handyman and those looking for their next renovation project.

Conveniently located just minutes away from Eaglehawk Shops and the Bendigo CBD, the property offers easy access to amenities and services.

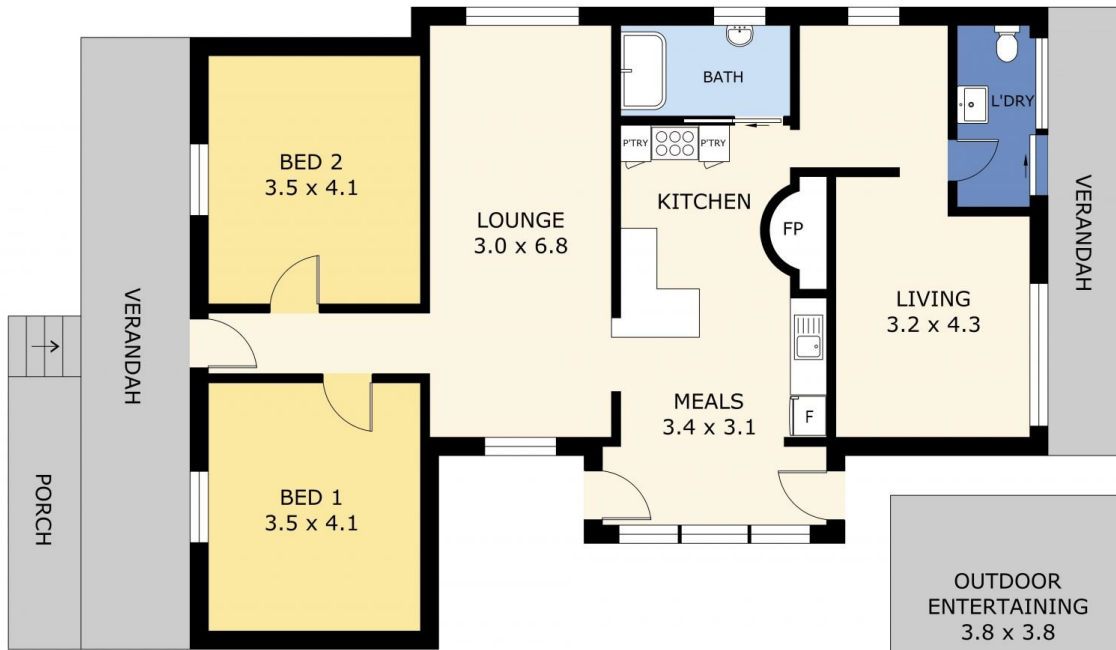
**Price** : \$295,000  
**Land Size** : 1950 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/california-gully/residential/house/7961475>



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( NOT IN POSITION )



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.

Residence	-106.8m <sup>2</sup>
Porch	- 5.4m <sup>2</sup>
Verandah	- 26.9m <sup>2</sup>
Outdoor Ent.-	14.4m <sup>2</sup>
Total	-153.5m <sup>2</sup>



# 90 Upper California Gully Road, Long Gully