



### 5 Daniel Street Long Gully VIC

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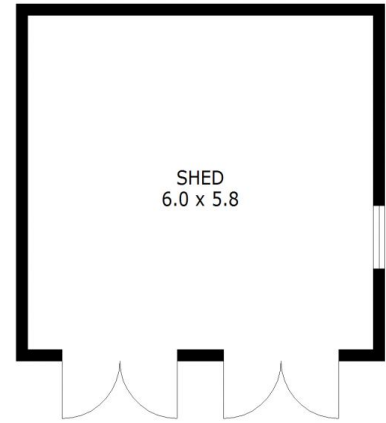
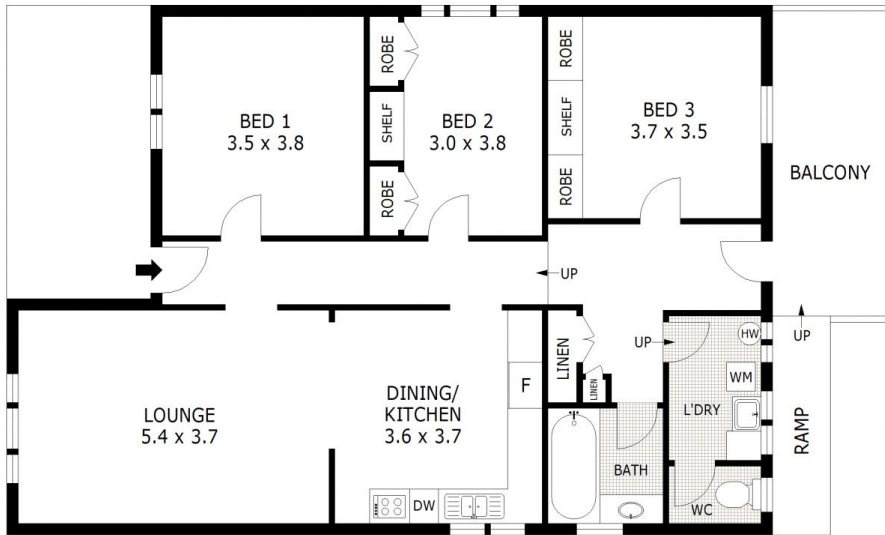
In the ever-growing suburb of Long Gully rests this weatherboard 60's home that over time has had improvements throughout, it lies on a spacious 827m block with huge sub-division potential STCA. The impressive living space is created with vinyl plank flooring, ceiling fan and box air conditioning. It provides an expansive flow-through kitchen, living and dining area, all rooms are well-proportioned. Ducted gas heating throughout provides comfort on the chilly winter mornings

The three bedroom weatherboard home provides great investment potential, making it an easy add to the portfolio with tenants already in place. The current lease is periodic with a return of \$280 per week but estimated expectation is \$320 per week. The allotment definitely offers plenty of space to host an outdoor party in the sprawling backyard, which features a veranda which work its way down to a flat

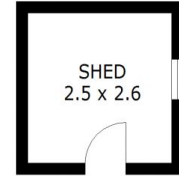
**Price** : \$ 395,000  
**Land Size** : 827 sqm  
**View** : <https://www.phproperty.com.au/sale/vic/greater-bendigo-region/long-gully/residential/home/6582317>



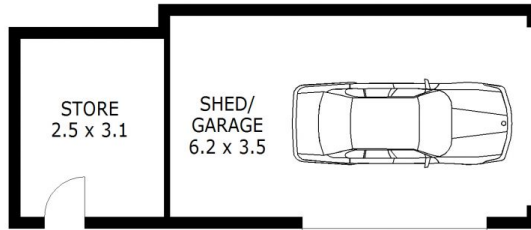
**Samantha Martin**  
**03 4411 1663**



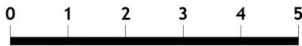
(NOT IN POSITION)



(NOT IN POSITION)



(NOT IN POSITION)



Residence	- 101 m <sup>2</sup>
Balcony	- 11 m <sup>2</sup>
Shed	- 41 m <sup>2</sup>
Shed & Garage	- 22 m <sup>2</sup>
Store	- 8 m <sup>2</sup>
<b>Total</b>	<b>- 183 m<sup>2</sup></b>



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.

# 5 Daniel Street, Long Gully