



### 1 Francliff Avenue Spring Gully VIC

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Secure your place in one of the city's best-loved suburbs. Beautiful Spring Gully is always in demand, for its bushland, its walking and cycling trails, its excellent sports facilities, kindergarten and primary school. Throw in a family-friendly hotel and the trendy Spring Gully General Store café and you'll find all the lifestyle boxes ticked. Plus, this lovely property is an easy walk to it all.

Well established and well cared for over the decades, it's perfectly presented and a pleasure to view.

Find an inviting neat front garden and secure concrete driveway behind a fence.

Entry to the home is via a sliding glass door into a big, welcoming sunroom, which in turn allows access to the

**Type** : House

**Price** : \$485,000 - \$530,000

**View** : <https://www.bendigorealestate.com.au/sale/vic/gr-eater-bendigo-region/spring-gully/residential/house/8179333>

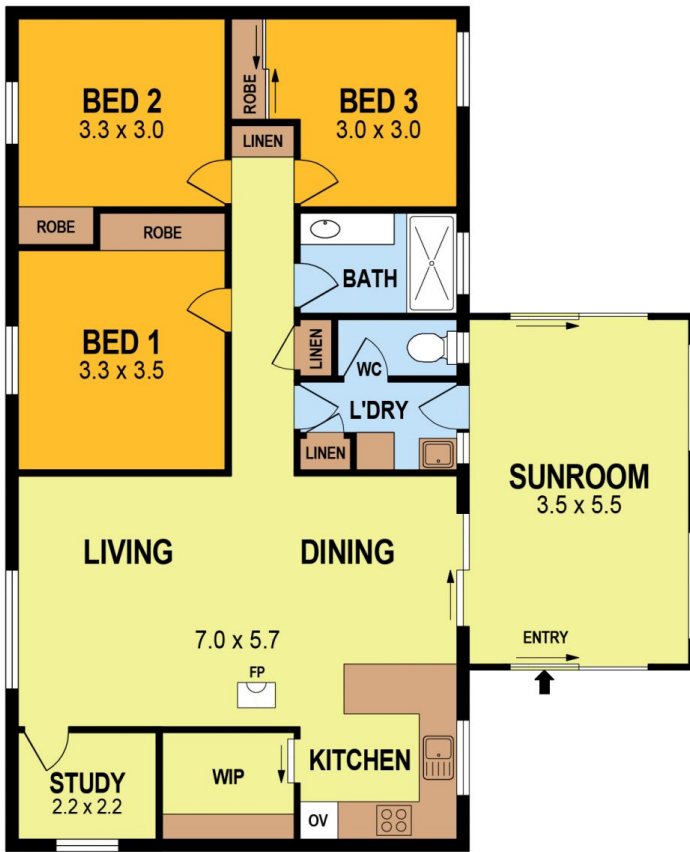


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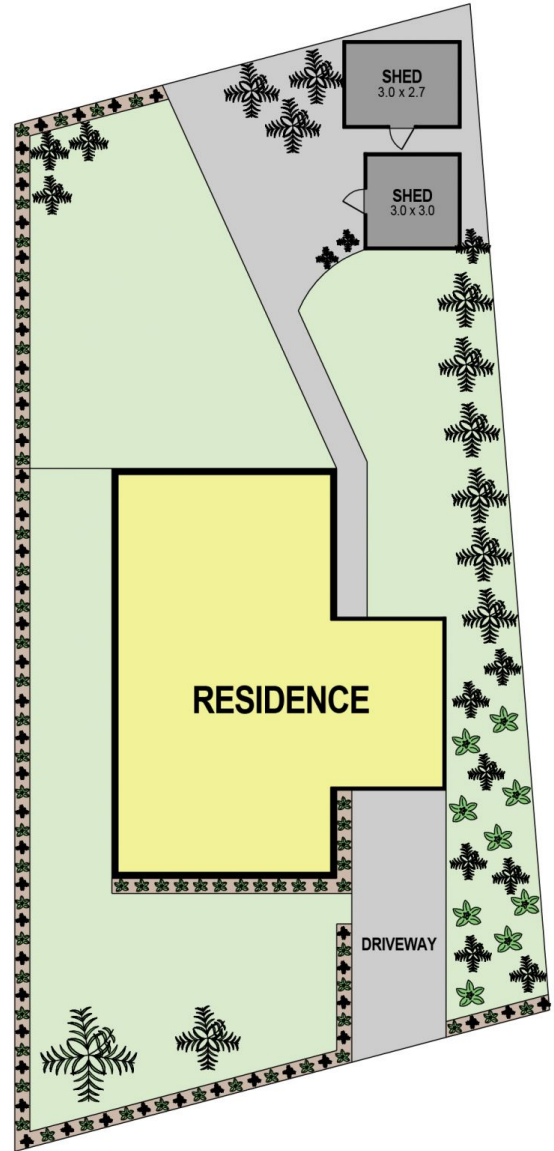


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[For full version visit the website](https://www.bendigorealestate.com.au)



**GROUND FLOOR**



**SITE PLAN**  
(NOT TO SCALE)

INT	:	123m <sup>2</sup>
SHED	:	19m <sup>2</sup>
TOTAL APPROX	:	142m <sup>2</sup>



**SCALE (METRES)**



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

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