



### 22 Julian Way California Gully VIC

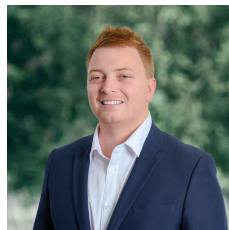
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22 Julian Way is a delightful family residence in the sought-after suburb of California Gully. This inviting home perfectly blends comfort and convenience, offering an ideal setting for modern living.

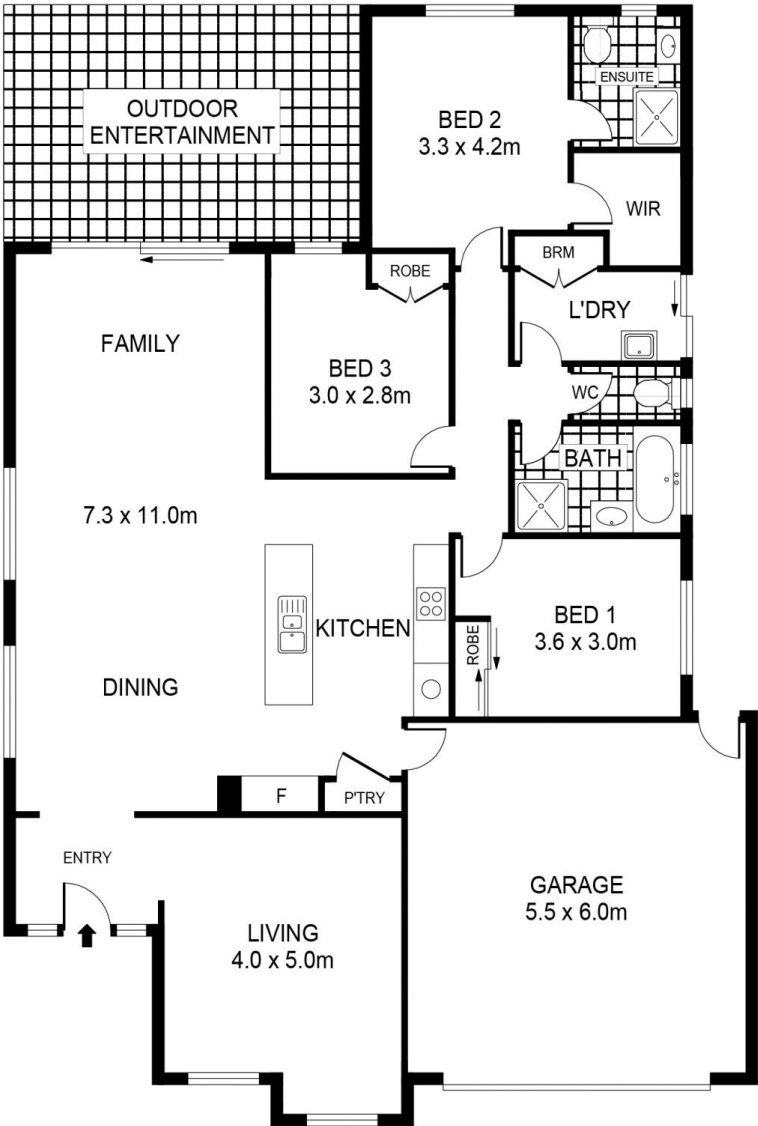
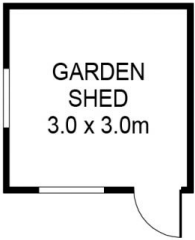
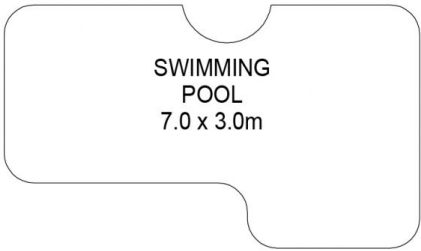
As you step inside, you'll be greeted by a generous open-plan living area that is both spacious and bathed in natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen, with its contemporary appliances and ample storage, makes meal preparation a pleasure.

The home features multiple comfortable bedrooms, including a master suite that boasts its own en-suite bathroom and walk-in wardrobe, providing a private retreat for relaxation.

**Price** : \$570,000 - \$615,000  
**Land Size** : 606 sqm  
**View** : <https://www.bendigoballaratrealestate.com.au/sale/vic/greater-bendigo-region/california-gully/residential/house/8130795>



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SCALE (METRES)

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Ref. No: 240905

INT	157m <sup>2</sup>
GARAGE	33m <sup>2</sup>
GARDEN SHED	9m <sup>2</sup>
OUTDOOR ENTERTAINMENT	25m <sup>2</sup>

22 JULIAN WAY