

**1/100 Edwards Road, Kennington, Vic 3550**



**Unit For Sale**

Tuesday, 20 February 2024

1/100 Edwards Road, Kennington, Vic 3550

**Bedrooms: 2**

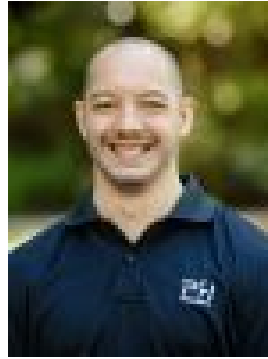
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Brad Hinton  
0417537251



Simon Dean  
0403684830

**\$345,000 - \$365,000**

This is a neat, tidy and recently refurbished two bedroom unit positioned opposite Kennington Village on the corner of Edwards Rd and Condon Street. It is positioned on approximately 320m<sup>2</sup>, there's transport close and you are literally a stone's throw to all conveniences in the area including Aldi, Woolworths and a plethora of specialty shops. The brick veneer unit is one of two on the lot with its own road frontage, it has a Colorbond roof and raked ceiling in the lounge; a gas heater and a wall-mounted air conditioner. Both bedrooms have wall-to-wall built-in-robies, new carpet and big windows. The family bathroom has been updated; there's a basin and vanity storage, toilet, shower and bath; the adjacent laundry has room for a washer and dryer and a storage cupboard. The living space is a good size, there's the larger lounge with floating floor and sliding doors leading to the front yard, a meals space and the kitchen with its double sink, electric cooking and ample cabinetry. Outside there is yard space on all sides, there's a single carport and some privacy from the road. All-in-all this a little ripper in a superb location for someone wanting to be close to everything - you're even an easy 500m walk to LaTrobe University. Come in, inspect and appreciate what is on offer here.