

1 Burnie Court, Kangaroo Flat, Vic 3555



House For Sale

Wednesday, 12 June 2024

1 Burnie Court, Kangaroo Flat, Vic 3555

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 598 m2

Type: House



Tim Rooke



Naomi Ridsdale
0417297715

\$445,000 - \$480,000

If you're trying to get a foot in the door of owning your own home, or looking for your next renovation project, this home could be perfect for you. This home is set on a corner allotment with side access, in a quiet court. Located in close proximity to Lansell Square, Home Makers Centre, public transport and a quick drive to the heart of Bendigo. The home has so much potential, and offers three bedrooms all with built in robes and new carpet. As you enter the home you are greeted with a generous light and bright carpeted living room. Moving through to the rear of the home is the combined kitchen and meals area. The kitchen is equipped with a new dishwasher and gas oven, with lots of cabinetry that is in good structural order but some are requiring a new veneer. The bathroom with separate toilet and laundry are convenient to the bedrooms of a central hallway. A 3kw solar system panel is an appreciated addition with the rising cost of electricity, with near new ducted heating and evaporative cooling. The home also has instant gas hot water and a built-in security system. Externally there is a private and enclosed deck area, perfect for all year round entertaining. There is a large utility room attached to the main house at the rear which could make the ideal rumpus room/studio/man cave or extra bedroom - a real bonus! There is a two bay shed that can be accessed from Thomas Street which has a concrete floor, power, built in workstation and a mezzanine floor for extra storage. This home is very affordable in today's current market with so much potential to make it your own. Available for a first home buyer to take advantage of exemptions under \$600,000. Ready to go today. Call to book an inspection before it's gone!