

# 1 Kilsyth Avenue, Kilsyth, Vic 3137



## House For Sale

Tuesday, 14 May 2024

1 Kilsyth Avenue, Kilsyth, Vic 3137

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 379 m2

Type: House



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**\$640,000 - \$700,000**

Tucked away on a neat, easy-care 379m<sup>2</sup> block behind high privacy fences, this low-maintenance gem delivers for first home buyers, downsizers, couples and investors and is sure to capture your heart with its minimalist charm. Though it may resemble a unit, it's anything but - boasting its own striking mixed material façade, cosy character and framed by plenty of outdoor space for relaxation and enjoyment. With 2 bedrooms and 1 bathroom, this home exudes modern allure while offering the convenience of a modest footprint that leaves more time for relaxing rather than upkeep. Step inside to discover a cosy yet stylish open plan interior that showcases a kitchen featuring gas upright, a meals zone and a living domain that invites you to kick your shoes off. Two bedrooms flow off the entrance, both with ample robes, and a central bathroom sparkles with timeless slate. Outside, savour the tranquillity of the verdant garden space, where a fully fenced backyard delivers alfresco allure and ample room for pets and play. And don't forget the luscious front gardens are yours to enjoy too - completely private and with lockable gates for added security. Enjoy the convenience of a morning coffee at Collins Place or a leisurely stroll to nearby schools, pre-schools, supermarkets, and parklands. The #690 bus is conveniently located at the end of the street and Kilsyth Avenue Playground is a short walk away. At a Glance: • 2 bedrooms, 1 bathroom easy-care home on 379m<sup>2</sup> (approx.). • Both bedrooms are carpeted and feature large robes. • Open plan living/dining area with split-system air-conditioning. • Functional kitchen with gas cooking. • Slate bathroom with shower, vanity and toilet with separate laundry. • Fully enclosed and secure behind lock up gates. • Single carport, garden shed and easy to maintain neat yard. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.