

1 Peace Street, Kangaroo Flat, Vic 3555



House For Sale

Friday, 31 May 2024

1 Peace Street, Kangaroo Flat, Vic 3555

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 739 m2

Type: House



Martin Skahill

0427431744

Auction Wednesday 26 June, 12:30pm On Site

Auction Wednesday 26 June, 12:30pm on site Indicative Sale Price \$470,000 - \$510,000 Beautifully maintained and presented brick veneer home in an incredibly convenient location. Only 700m from Kangaroo Flat's shopping precinct, this property is perfect for first home buyers looking to enter the market and a promising opportunity for investors. Solid, spacious, and situated in a great location, this attractive four bedroom home is ready for you to move in and start living. The living space is generous, enhanced by the 3m ceilings. Both the kitchen and bathroom have been updated and two of the four bedrooms have built in robes. The home is tastefully appointed, with ducted gas heating throughout and split system cooling for year round comfort. A concrete driveway extends through the carport to the rear of the 739sqm block, ending at a single steel garage with concrete floor. Here the lush green lawn offers space for pets and play equipment, however enterprising investors might prefer to explore the potential of subdividing the rear section of this substantial corner allotment. Within easy walking distance of Aldi and IGA, specialty stores and sporting facilities, with Gurri Waanyarra, Crusoe College and two primary schools within close proximity. Around a 5 minute drive to Lansell Square and Bunnings, and not much further to the CBD. Currently leased to outstanding renters on a periodic basis, however vacant possession is available to owner occupiers if required. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>