

# 1 Rio Court, Kangaroo Flat, Vic 3555

## House For Sale

Wednesday, 8 May 2024

1 Rio Court, Kangaroo Flat, Vic 3555

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 894 m2

Type: House



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**\$480,000 - \$520,000**

Welcome to 1 Rio Court, Kangaroo Flat - the perfect blend of comfort, convenience, and potential awaits you in this inviting home. Ideal for first-time buyers or those seeking to downsize without compromise, this residence offers a harmonious fusion of space and style. Step inside and discover a welcoming living room, complete with a ceiling fan, creating an inviting atmosphere for relaxation and entertainment. The seamless flow extends towards the kitchen, where culinary adventures await. Boasting ample storage and a convenient breakfast bar, the kitchen is a haven for aspiring chefs. Adjacent to the kitchen lies a versatile dining area, perfect for hosting intimate gatherings or casual family meals. A second living area provides additional space for relaxation or entertainment, ensuring everyone has room to unwind. Venture outdoors and explore the generous corner allotment, offering endless possibilities for outdoor enjoyment and potential enhancements. The spacious yard presents an ideal canvas for gardening enthusiasts or those seeking to create their own outdoor oasis. An undercover alfresco area provides the perfect setting for alfresco dining or weekend barbecues, allowing you to fully embrace the indoor-outdoor lifestyle. Back inside, discover three bedrooms, each adorned with ceiling fans for added comfort. The master bedroom boasts the luxury of an ensuite and a built-in robe, offering a private retreat for rest and relaxation. Bedroom 2 also features a built-in robe, providing ample storage solutions for your convenience. With ducted heating and cooling throughout, year-round comfort is assured, while two single car garages provide secure parking and additional storage options. Located just a 4-minute drive from Lansell Square and close to schools, shops, and amenities, convenience is at your doorstep. Whether you're starting your homeowner journey or seeking a more manageable space, 1 Rio Court offers the perfect blend of comfort, convenience, and potential. Don't miss your opportunity to make this house your home. Schedule your inspection today!