

# 1 Sedgwick Close, Kennington, Vic 3550



## Sold Townhouse

Saturday, 16 September 2023

1 Sedgwick Close, Kennington, Vic 3550

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 369 m2

Type: Townhouse

**\$515,000**

In arguably one of Kennington's most sought-after locations sits this impeccably presented and recently modernized brick veneer, 2 bedroom house. Positioned in a quiet and highly sought-after cul-de-sac, the location provides a quiet and safe place to call home. Amenities are abundant within walking distance, including Kennington and Strath Village shopping centres, BSE College and LaTrobe University to just point out a few. To balance the bricks and mortar though, you'll also be a short walk away from One Tree Hill and Kennington Reservoir. The house itself provides a perfect alternative to a unit or townhouse for the singles, downsizers or young couples. There's no need to share driveways, worry about body corporations, and you'll have the benefit of enjoying an actual backyard to allow space for pets or children to play. Investors will also reap rewards here, with the potential of a high rental yield and the perfect position to attract a high-quality tenant. The main living space as you enter the home is generously sized, with loads of natural light beaming in through the large, colonial style windows. This space wraps around to meet the dining space and adjoining kitchen, which has been updated to provide a contemporary and functional space. You'll benefit from modern appliances, including a dishwasher, and you'll never be short of storage with ample pot drawers and a combination of under-bench and overhead cupboards. The sleek, white finish of the cabinetry is complimented perfectly with beautiful timber benchtops, the L-shaped design of which provides a handy little breakfast bar. Each of the bedrooms provide above-average space – the main bedroom measures a generous 4m x 3.6m, the second bedroom comes in at a close 4m x 2.8 and is currently comfortably set up with both a queen and a single bed. Each room provides a large BIR with 3 sliding doors, and ceiling fans are an added bonus also. The central bathroom is directly accessible via the main bedroom, with a two-way setup and has also been updated with modern fixtures and fittings. To complete the package for this brilliant property you'll also find: - Undercover veranda area, which is elevated above the spacious backyard and lawn area - Oversized single garage with remote roller door and direct internal access to the house - In-built sprinkler system to front and rear of property - 2.56kw solar system - Easy maintenance yard without compromising on space We know that homes like this don't last long on market, with interest usually coming from a wide variety of buyers so you'll need to be quick. Call Shane to secure an inspection as soon as possible.