

11 High Street, Kangaroo Flat, Vic 3555



Sold House

Monday, 27 November 2023

11 High Street, Kangaroo Flat, Vic 3555

Bedrooms: 3

Bathrooms: 1

Area: 576 m2

Type: House



Tim Rooke

\$450,000

Located in a super convenient position between Kangaroo Flat and Golden Square amenities is this attractive Victorian Home with plenty of character, charm and potential. Just a 5 minute drive into the Bendigo CBD and walking distance to schools, Rotary Park and the Gurri Wanyarra indoor swimming complex, its convenience is a standout whichever direction you decide to drive or walk! The gorgeous façade is a standout as you approach the property and enter from the bull nose veranda laced with fretwork that is typical of the era. Inside are features classic to a Victorian, including polished timber floors, high ceilings (approx. 14ft), timber sash windows, stained glass, fire places and mantles, pressed metal and unique decorative cornice to name a few. Some work has been carried out to the interior, including a recent paint job which ensures you can live comfortably now whilst you plan the future. There is loads of potential here, and the home is absolutely ripe for further renovation to enhance its charm. Already there is a new roof and guttering in place, new hot water service, new front fence plus a new solar panel system to help with the bills. The floor plan currently consists of three bedrooms, gorgeous lounge at the front with split system unit and fire place (currently being utilised as the master bedroom), original timber kitchen and dining area with lovely central fireplace and split system unit, sunroom at the rear with new French doors, two piece bathroom with original shower over bath and sink, and combined laundry and toilet area to complete the internal layout. Ducted floor heating also flows throughout. Externally, the property has been well maintained and offers a generous 576m² allotment. The yard is private and secure and has a lovely feel, with a good sized alfresco area to entertain. There is lots of grass for pets and kids, a fire pit area, external toilet and 3m x 3m garden shed for tool storage. It is worth noting that there is plenty of space either side of the dwelling to extend the home or add a lean-to carport or garage to gain covered off street parking. This is a fabulous opportunity to purchase a fine period home at a very tangible price point, with money left in the bank to further improve what is a very charming little home. Call now to arrange an inspection