

# 11 Sovereign Gardens, Kangaroo Flat, Vic 3555



## House For Sale

Tuesday, 28 May 2024

11 Sovereign Gardens, Kangaroo Flat, Vic 3555

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Matt Connolly

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## **Auction Price Guide: \$500,000 - \$550,000**

Welcome to 11 Sovereign Gardens Kangaroo Flat! Nestled in a prime location, this charming brick veneer home is the perfect choice for first home buyers, investors, or downsizers alike. Boasting 3 bedrooms, 2 bathrooms, and a 2-car garage, this residence offers both comfort and practicality for modern living.

**Property Highlights:** Step inside to discover a well-appointed interior featuring ducted air cooling and gas heating, ensuring year-round comfort for you and your loved ones. The spacious living areas are complemented by a gourmet kitchen equipped with modern appliances, making it ideal for both daily living and entertaining guests.

**Lifestyle Amenities:** Outside, you'll find a great low-maintenance yard, perfect for relaxing or outdoor activities. With solar panels installed, you can enjoy energy efficiency and reduced utility costs. Plus, with a generous block size of 448m<sup>2</sup>, there's plenty of space to personalize and make it your own.

**Location and Community:** Conveniently situated close to public transport, childcare facilities, schools, and all the amenities Kangaroo Flat has to offer, this home provides easy access to everything you need for daily convenience. Whether you're commuting to work or exploring the local area, you'll appreciate the vibrant community and bustling atmosphere. Don't miss your chance to call 11 Sovereign Gardens Kangaroo Flat home. Contact us today to schedule a viewing and experience the lifestyle this property has to offer firsthand!