

# 12 Corrigan Avenue, Kyabram, Vic 3620

## House For Sale

Wednesday, 13 December 2023



12 Corrigan Avenue, Kyabram, Vic 3620

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 683 m2

Type: House



Justin Barnett  
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Steve Grima  
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**\$330,000 to \$360,000**

Welcome to 12 Corrigan Avenue, a quaint 2-bedroom home nestled in Kyabram. This aluminium and weatherboard clad home, boasts character and charm in a quiet no-through road. Step inside to find a large lounge, equipped with a split system reverse cycle air conditioner, and both gas and wood heating, promising comfort across all seasons. The kitchen and meals area has been modernised over time, providing a cosy space for everyday dining. The home features a spacious bathroom with an updated shower and a convenient second toilet. Outside, a generous shed with an auto roller presents ample space for storage and/or personal workshop. The property also includes a carport and awning, catering to your parking needs. Adding to the home's appeal is an entertaining area offering the ideal outdoor space plus an 8-panel solar power system, a nod towards sustainable living whilst also keeping energy costs down. This home is situated on a neat 683m<sup>2</sup> block close to local amenities such as Edis park, the showgrounds, Showgrounds Café, all of which are within a short walking distance, enhancing the attractiveness of this location. 12 Corrigan Avenue, Kyabram might just be the comfortable and convenient home you've been looking for in an affordable price range. Call us to schedule a viewing today.