

17 Churchill Avenue, Flora Hill, Vic 3550

**McKean
McGregor**

House For Sale

Tuesday, 11 June 2024

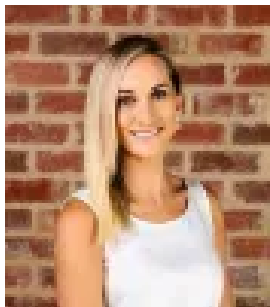
17 Churchill Avenue, Flora Hill, Vic 3550

Bedrooms: 2

Bathrooms: 1

Area: 531 m2

Type: House



Bec Allen
0438528091

\$420,000 - \$440,000

Introducing an exceptional opportunity to own a classic, red brick home at an extremely affordable price. This charming property, located in the sought-after area of Flora Hill, is just a stone's throw from the CBD and the University, making it an ideal investment or first home purchase. Currently tenanted on a periodic lease at \$350 per week, this home is a great addition to any portfolio, attracting both investors and first home buyers. The interior features polished timber floorboards, high ceilings, fresh paint, blinds, modern light fittings, and two spacious bedrooms, each with built-in robes. The home is equipped with gas central heating and evaporative cooling for year-round comfort. The bathroom includes a shower over the bath and a separate toilet. The kitchen boasts original timber cupboards with ample storage, a dishwasher, a gas cooktop, and space for a dining table, offering scope for further improvement. The exterior is equally impressive, with rear access via Heartbreak Lane providing the convenience to build a large shed (STCA). The property is situated on approximately 531m² with secure fencing and a generous yard, perfect for those looking to establish a garden or additional structures. Its prime location is close to shops, schools, and offers an easy commute to the CBD. This property presents a unique opportunity to invest in a home with significant potential for future growth. Don't miss out on this affordable investment with fantastic potential. Enquire now! Disclaimer: All property measurements and information has been provided as honestly and accurately as possible by McKean McGregor Real Estate Pty Ltd. Some information is relied upon from third parties. Title information and further property details can be obtained from the Vendor Statement. We advise you to carry out your own due diligence to confirm the accuracy of the information provided in this advertisement and obtain professional advice if necessary. McKean McGregor Real Estate Pty Ltd do not accept responsibility or liability for any inaccuracies.