

19 Queen Street, Kangaroo Flat, Vic 3555

House For Sale

Thursday, 13 June 2024

McKean
McGregor

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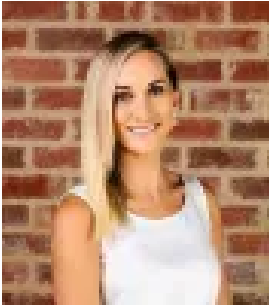
Bedrooms: 3

Bathrooms: 1

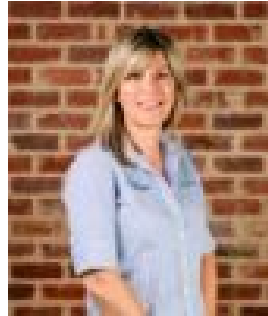
Parkings: 2

Area: 851 m2

Type: House



Bec Allen
0438528091



Vanessa Appleby
0413543897

\$395,000 - \$425,000

This delightful, brick home perfectly situated on an expansive 851m² block. This home is a place for long term or transient living. This care type facility is perfect for independent living or those with a disability requiring care and support. Completely set up with a fire alarm and sprinkler system. This requires maintenance quarterly & monthly testing. The option is available to work with council to change the class of the building & remove the sprinkler system (STCA). The class of the property is part of the occupancy certificate so the options are to continue to maintain it and use it as is, or change the classification. This charming residence offers a blend of comfort, space, and convenience, with three generously sized bedrooms, a well-appointed bathroom, and the durability of solid brick construction. The expansive block provides endless possibilities for outdoor activities and gardening. - Cost for quarterly passive testing: \$271.02 approx. - Monthly active testing: \$310.60 approx. - Quote to change the classification of the home hire a building surveyor & apply with council \$1,500 approx. - Quote to remove the Sprinkler system and fire alarm: \$15,378 approx. Situated in the heart of Kangaroo Flat, close to quality local schools, Lansell Square Shopping Centre, public transport, and recreational facilities, this property offers a serene suburban lifestyle with easy access to urban amenities. 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.