

**2/23 Hope Street, Kangaroo Flat, Vic 3555**



**Unit For Sale**

Wednesday, 17 April 2024

2/23 Hope Street, Kangaroo Flat, Vic 3555

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 106 m2**

**Type: Unit**



Damien OShannessy  
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**\$275,000 - \$290,000**

Welcome to 2/23 Hope Street, a unit located in the desirable Kangaroo Flat area. This unit offers a comfortable and convenient lifestyle with its modern features, recent updates, and excellent location. Upon entering the unit, you'll be greeted by a spacious living and dining area. The split system provides efficient heating and cooling, ensuring year-round comfort for you and your tenants. The electric cooktop in the kitchen and the extensive bench space offer practicality and functionality for your culinary endeavors. Notice the tasteful LED lighting that illuminates the entire unit, creating a warm and inviting atmosphere. Recent updates, including fresh paint, new carpet, and a new stove cooker, have revitalized the space, giving it a fresh and modern appeal. Currently, the unit is tenanted, generating a solid rental income of \$300 per week. With the potential for a rent increase at the end of this year, you have the opportunity to maximize your returns and take advantage of the thriving rental market in the area. The property's location is another standout feature. Situated in proximity to Kangaroo Flat Primary School and Crusoe Secondary College, it's an ideal choice for families with school-aged children. Additionally, the convenience of being just a five-minute drive from Lansell Square Shopping Centre ensures easy access to a variety of retail stores, supermarkets, and dining options. With a lot size of 106m<sup>2</sup>, this unit offers a manageable and low-maintenance living space, allowing you to enjoy a comfortable lifestyle without the burden of extensive upkeep.