

# 2/24 Kirby Street, Golden Square, Vic 3555

**McKean  
McGregor**

## House For Sale

Monday, 20 May 2024

2/24 Kirby Street, Golden Square, Vic 3555

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 266 m2**

**Type: House**



Bec Allen

0438528091

**\$425,000 - \$450,000**

Embrace the best of Golden Square living with this immaculate brick home, ideal for downsizers or as a smart addition to your investment portfolio. This property offers the perfect combination of lifestyle and convenience without any compromises. This home is neatly tucked into a friendly block with three other residences, accessed via a common driveway, ensuring a sense of community and security. The layout includes three well-appointed bedrooms and a spacious living area that seamlessly connects to an alfresco space, perfect for entertaining and relaxing. The outdoor area also provides a charming space for a low-maintenance garden and includes enough room for a barbecue setup. The home boasts a cleverly designed floorplan, with the master bedroom having direct access to a two-way ensuite bathroom, enhancing both privacy and functionality. The additional two bedrooms are conveniently placed near the bathroom, which is complemented by a separate toilet, optimizing the flow and usability of the space. The heart of the home is the open-plan lounge, dining, and kitchen area, which exudes a warm and inviting atmosphere. Storage and space are abundantly available, with a larger-than-standard garage that offers secure internal access and an automatic door, adding an extra layer of convenience and security. Currently tenanted by a reliable occupant paying \$300.00 per week, this property not only promises immediate rental income but also a tenant who takes pride in maintaining the home, particularly the garden. Opportunities to own a well-presented property in such a desirable location are rare. We highly recommend scheduling an inspection to truly appreciate what this home has to offer. Be quick to explore this excellent opportunity that combines a practical layout, superb location, and a ready-to-continue tenancy for immediate return on investment. Features:- Split System heating and cooling- Gas cooktop- Electric oven- Automatic garage- Tenanted \$300.00 per week 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.