

2/36 Barton Street, Kyneton, Vic 3444

Unit For Sale

Tuesday, 21 May 2024

2/36 Barton Street, Kyneton, Vic 3444

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 84 m2

Type: Unit



Sue Wilson
0418387295



Rachel Potter
0400455777

\$575,000 - \$625,000

This neat and complete federation style brick unit in a house-proud cul-de-sac boasts all the assets for an easy and comfortable Kyneton lifestyle. Meticulously maintained and one of just three on the block with a lock up garage and secure courtyard, come home and simply relax, lock up and go or add this little ripper to your investment portfolio. A leafy front garden and fragrant roses are a lovely introduction. Enter the light and spacious lounge room with plush carpet and split system heating and cooling. In fact, the entire unit has central heating to keep you cosy warm as temperatures drop. Transition seamlessly into the tiled kitchen and dining area, spacious enough to accommodate joyful family gatherings. The well-appointed kitchen boasts ample cupboard and bench space, an electric oven and gas cooktop, a social breakfast bar and the sink right where it should be; overlooking the sweet rear garden. Two robed and carpeted bedrooms with ceiling fans are serviced by the central bathroom with a bath and separate shower. There is a separate toilet and the floorplan also incorporates a laundry with external access. Yes, it's generous. Outside, there is a sunny, paved spot for your outdoor setting, small lawn area for your pets and established border plantings add pops of colour and a gorgeous outlook. Note the thriving lemon tree, ready to add to your weekend pancakes or perhaps to a cheeky afternoon vodka martini? Conveniently located just a short stroll downhill to the education precinct and town centre, with the medical precinct even closer, this stellar address should be at the top of your inspection list. Don't delay—this gem won't be available for long. ** We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.