

**2/37 Browning Street, Kangaroo Flat, Vic 3555**

**Professionals**

**House For Sale**

Wednesday, 22 May 2024

2/37 Browning Street, Kangaroo Flat, Vic 3555

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Danny Clarke  
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**\$395,000 - \$420,000**

A rare opportunity to secure a spacious unit with loads of privacy and space around you. With only 2 units on this large allotment, both properties enjoy plenty of green space and privacy from the neighbours. The unit itself includes 2 bedrooms, both with built in robes, large open plan meals/living with gas heating and reverse cycle air-conditioning, kitchen with breakfast bar and gas cooking, dedicated laundry and 3 piece bathroom. The unit is light and bright with large format windows extending the front of the property. Outside includes a private secure rear yard, single carport and plenty of external green space to enjoy. Another fantastic feature is the elevated position at the top of Browning Street and close to Kangaroo Flat Shopping, transport and schools. The property is very functional and ready to enjoy now, however with some re-modelling this property will really shine. Enjoy unit style living without having multiple neighbours on your doorstep. For the investor simply set and forget. Currently leased to an excellent tenant, however vacant possession available if required.