

**2/37 Maldon Road, McKenzie Hill, Vic 3451**

**House For Sale**

Thursday, 21 December 2023



2/37 Maldon Road, McKenzie Hill, Vic 3451

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 401 m2**

**Type: House**



Blasi Mulholland  
0417311733



Rob Waller

**\$410,000**

Conveniently situated at the forefront of this unit complex, this well-maintained solid brick townhouse presents an excellent opportunity for a budget friendly entry into the property market or a comfortable home. Set on a level approx. 400m<sup>2</sup> garden with green lawn and scattered trees. Two bedrooms, both featuring built in robes. A spacious open-plan living area enhanced with reverse cycle air conditioning for year-round comfort. A generously sized kitchen boasting electric cooking facilities and a tall pantry cupboard. Separate bathroom and laundry rooms, with convenient access to the rear yard. The property is further enhanced by a dedicated carport and well-maintained concrete pathways. Current leased for \$350 per week, providing an immediate income stream. Positioned in an expanding neighbourhood, just moments away from Castlemaine's bustling shops, cafes, and restaurants, as well as convenient access to public transport and local schools such as Winters Flat Primary and Castlemaine Steiner School.