

2/40 Church Street, Kangaroo Flat, Vic 3555



Unit For Sale

Wednesday, 6 December 2023

2/40 Church Street, Kangaroo Flat, Vic 3555

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 229 m2

Type: Unit



Nathan Diss



Kaylene Disher
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\$305,000 - \$315,000

This unit, located at 2/40 Church Street in Kangaroo Flat, offers an ideal position between Kangaroo Flat and Lansell Square shopping centre. Situated at the rear of a neat complex with only two units, this property is perfect for those seeking an affordable and low maintenance lifestyle. The unit comprises two bedrooms, both equipped with built-in robes, providing ample storage space. The spacious lounge area is fitted with both gas heating and a reverse cycle split system air conditioning unit, ensuring year-round comfort. The separate kitchen offers convenience and functionality, and there is a full-sized laundry. The light-filled bathroom is accompanied by a separate toilet, providing added convenience for residents. Outside, the property features a single carport, a garden shed and a low maintenance yard, making it easy to maintain and enjoy outdoor living. Currently leased to an excellent tenant, it is generating a rental income of \$275 per week. The lease agreement is in place until April 2024, making this property an attractive investment opportunity. Alternatively, it is also an ideal downsizer option for those looking to simplify their living arrangements. Contact listing agent Nathan Diss for further information on 0448 010 057.