

**20/266 High Street, Kangaroo Flat, Vic 3555**

Team Real Estate

**Sold House**

Friday, 3 November 2023

20/266 High Street, Kangaroo Flat, Vic 3555

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Melissa Thatcher  
0408298873

## Contact agent

Rosedale Residential Village is a friendly and secure relaxed lifestyle for over 55's, offering a very affordable independent living, in a handy location. A great opportunity is on offer with this immaculate two-bedroom unit. Surprisingly roomy and sitting pretty with a decked front porch which leads to a spacious open plan lounge and adjoining kitchen/ dining area. The kitchen offers modern cooking appliances, plenty of bench space and ample storage. The living area is lovely neutral colour scheme quality window furnishings gas heating and a split system air conditioner there is also an office or sewing space. Both the bedrooms are a good size with large built-in robes and ceiling fans. The bathroom has an oversized shower & vanity with separate toilet. There is also a separate laundry lots of storage space with access via a sturdy ramp to the side of the home leading to the carport that also serves as undercover entertaining area there is also a small Colourbond shed. There are many amenities and activities within Rosedale Village itself to enjoy alone or with other residents. Enjoy the large Community Hall that has a kitchen, pool table, bingo, carpet bowls, TV area and library. Visitors welcome. Well located with Lansell Square shopping just across the road and public transport nearby. A short drive to the Gurri Waanyarra Aquatic and Well Being Centre, train station, and medical facilities. With absolutely nothing to do but move in, be impressed with ideal downsizer. Affordable living - No Council Rates - No water/sewerage service charges (pay usage only) Electricity, gas and telephone with providers of your choice - Neat and tidy well-run village. Features:- Immaculate presentation- Built-in wardrobes- Spacious open plan living - Office area - Close to transport- Close to shops- Pets allowed- Security access- Gas and Split system heating/cooling- Affordable living- Lifestyle property\*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\*A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>