

# 216 MacKenzie Street, Golden Square, Vic 3555



## House For Sale

Friday, 1 March 2024

216 MacKenzie Street, Golden Square, Vic 3555

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 835 m2**

**Type: House**



Patrick Skahill

0354431744

**\$550,000 - \$590,000**

A green oasis, lush with various cottage gardens and discreetly nestled behind a charming picket fence. This residence offers comfortable living in a prime setting, only 200m from Woolworths and a 5-minute drive to both the CBD and Lansell Square. The floor plan comprises three bedrooms with built-in robes, a spacious and bright living room and an open-plan kitchen/meals. Gas heating, ceiling fans and ducted evaporative cooling keep the home comfortable year-round. A double carport is positioned to the side of the home, with pavers leading to a 6x6m steel shed with concrete floor and power. The expansive 835sqm allotment boasts a wide frontage, offering ample space for additional off-street parking, perfect for a caravan, boat, or trailer. Additionally, there is a second steel shed, ideal for storage or as a bike shed. Designed and located to cater effortlessly to retirees, professional couples, singles, or first-time homebuyers, this property is also an excellent investment opportunity. Investors will appreciate the tree-lined street and proximity to the CBD, which not only appeals to renters, but also serves as a future promise of a central haven for those ambitious to retire in such a sought-after locale. The property is offered with vacant possession and flexible settlement terms, meaning you can own, occupy or lease to renters straight away. Investors will be pleased to know that our team of Elders PM expect there would be a high level of interest from prospective renters in the current market. The appraised rental value is available to you upon request. The meticulous care of this property is evident, from the manicured gardens to the immaculate interior. With minimal updates required, you can simply move in and relish the delights of this home. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>