

# 22 Allen Street, Kilmore, Vic 3764

Wilson Partners Wallan

## Sold House

Sunday, 13 August 2023

22 Allen Street, Kilmore, Vic 3764

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 706 m<sup>2</sup>

Type: House

**\$520,000**

Offering a convenient central location, this single level residence represents an enticing opportunity for first home buyers and investors alike who can realise the potential of a substantial 706m<sup>2</sup> (approx) garden allotment primed for renovation or redevelopment (STCA). Introduced by a lovely garden setting and welcoming verandah, the home's original floorplan offer an L shaped lounge and formal dining with Coonara wood fire, central kitchen with gas stovetop and dishwasher and an adjoining meals area that opens out to an undercover alfresco entertaining space complete with built-in spa. Three generous bedrooms with built-in robes, family bathroom and separate WC and laundry with external access with a north facing rear yard offering side and rear access with separate garden shedding and secure car parking. Located strolling distance from local shops, cafes and amenities as well as a short walk to Assumption College, St Patricks Primary and Kilmore Primary and close proximity to the area's sporting and recreation hubs, including Kilmore Golf Club and Harness Club. Offering easy access to Kilmore East Train Station and Hume Freeway for direct Melbourne CBD and major arterial access.