

2B Olympic Parade, Kangaroo Flat, Vic 3555

House For Sale

Tuesday, 21 November 2023

**McKean
McGregor**

2B Olympic Parade, Kangaroo Flat, Vic 3555

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 473 m2

Type: House



Greg Heard
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Alicia Squires
0436200250

\$550,000

Located in a fantastic central position, walking distance to the many amenities of Kangaroo Flat and with the Kangaroo Flat Library just across the street, this contemporary brick home offers easy living. A short stroll to both train station and bus stops, the property is absolutely perfect for a downsizer, busy professional or a small family.- Convenient locale: just one block to the many shops and amenities of Kangaroo Flat's High St; adjacent library; walk to bus stops and train station; less than 15 minutes to Bendigo's CBD- 6.5 -star home energy rating- Ample off-street parking (including garage with secure access to both home and backyard)- Private side and rear yardHidden away behind a high fence, the house is one of two on the allotment (seperate title) and the driveway offers good off-street parking alongside the single garage. A wide porch runs across the front of the home and the entry opens into a wide hallway. Two bedrooms are positioned off this hall, with the main bedroom featuring a large walk-in robe and an ensuite. This section of the property also features a family bathroom, separate toilet, and good-sized laundry.At the other end of the home is a sizeable open plan kitchen, living and dining area. The modern kitchen includes plenty of storage, and off this room is a third bedroom – perfect for guests or could easily be utilised as a home office. A glass sliding door from the lounge area opens out to an alfresco space that sits under the roofline. This area overlooks a garden bed and lawn. Past a utility area that can also be accessed via the laundry, a second outdoor space is tucked away at the side of the home. This private garden includes a garden bed, lawn, mature tree and secure access to the front of the property.Additional features:- High efficiency ducted gas heating- Split system heating and cooling in lounge- Kitchen appliances including dishwasher, oven and five-burner gas cooktop- Stone benchtops in kitchen- Double blinds throughout- 100% Australian wool carpets- Steel frame- Network points to all bedrooms- Double glazed windows- Pop-up water saving sprinklers to rear lawn- Undercover alfresco area with downlight and power- Raised garden beds- Garden shed (1m x 3m, concrete flooring)- Instant Gas Rheem hot water system- Secure access from side yard to front of houseDisclaimer: All property measurements and information has been provided as honestly and accurately as possible by McKean McGregor Real Estate Pty Ltd. Some information is relied upon from third parties. Title information and further property details can be obtained from the Vendor Statement. We advise you to carry out your own due diligence to confirm the accuracy of the information provided in this advertisement and obtain professional advice if necessary. McKean McGregor Real Estate Pty Ltd do not accept responsibility or liability for any inaccuracies.