

**3/36 Union Street, Kyabram, Vic 3620**



**Unit For Sale**

Thursday, 1 February 2024

3/36 Union Street, Kyabram, Vic 3620

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 224 m2**

**Type: Unit**



Justin Barnett  
0409521266



Steve Grima  
0358532727

**\$397,500 to \$435,000**

Introducing Unit 3 / 36 Union Street, Kyabram – a gem of a property offering the perfect blend of comfort, convenience, and style. Step into this centrally located 2 Bedroom Brick Veneer Unit and be greeted by the warmth of open plan living, complemented by a northerly aspect that bathes the space in natural light. The recent renovations are evident at every turn, with a brand-new kitchen, fresh paint, stylish new flooring, and contemporary light fittings creating an inviting and modern ambiance. Both bedrooms are generously sized, complete with built-in robes to cater to your storage needs. Stay comfortable year-round with the convenience of an air conditioner and a gas wall heater, ensuring a cozy atmosphere. The renovated bathroom is of modern design and practicality, featuring the added safety of shower rails for peace of mind. Your vehicle will be housed securely in the auto lock up garage, while the low maintenance paved courtyard provides the perfect spot for outdoor relaxation without the workload! Embracing sustainability, this property is equipped with an energy-saving 6-panel solar power system, offering potential cost savings. Unit 3 / 36 Union Street, Kyabram encapsulates the ideal combination of modern living and thoughtful design along with a quality location. Don't miss the opportunity to make this property yours.