

# 3 May Street, Kangaroo Flat, Vic 3555



## House For Sale

Saturday, 18 November 2023

3 May Street, Kangaroo Flat, Vic 3555

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Ruth Heard

0479059099

## **Auction Saturday 9 December at 10:30am On Site**

Two Approx. 600sqm Allotments. To be offered in two lots, or if not sold, the option to buy as a whole. Auction Saturday 9 December 10:30am On Site. This property or, should I say, these properties will be perfect for anyone who appreciates excellence in the convenience of a location, and the great opportunities created by the versatility of what is on offer here. A solid three bedroom home which is ripe for renovation, and an adjoining, but separate allotment. Currently fenced as one, however it is two lots so you could buy either or both, continue to enjoy two street access and a huge backyard with a double caravan port, live in the home and take your time to renovate, let out the home and use the land for shedding and storage, build on the land, or any combination that suits your needs best. A particularly astute buyer may want to delve into development potential with further subdivision, either now or in the future. The home was built by the family who still currently own it, back in the 50's. It has had an extension of the dining area and one bedroom, a second external toilet built, and some heating and cooling updates, but not much else has changed. The home is in original condition which is now very dated, but it has been well maintained and lovingly kept, so it is liveable but in need of a refurbishment. The light filled kitchen / dining area has sliding door access to a leafy undercover entertaining area, and reverse cycle, split system heating and cooling. It adjoins the lounge with a gas log fire set into the original fireplace, which is very attractive and making a comeback, as are many of the original features like the internal double sliding doors with textured glass and the patterned cornice. Ceiling fans are throughout and an L-shaped hallway grants easy access to the laundry and loo, three piece bathroom and all three bedrooms, each with robes, and one of which is the size of two rooms, making ideal to include an ensuite in your plans or have a private home office, nursery area etc. The garden is absolutely gorgeous, lush, green and beautifully established creating a very private atmosphere, that does an excellent job of fooling you into believing you are not just across the road from one of Bendigo's premiere shopping centres and close to all of the facilities and amenities of Kangaroo Flat, where you can satisfy almost all of your daily needs with a short walk. The home has a carport and garage beside a large workshop space which could make a cool pool room or mancave, and has another entertaining area annexed, with a brick barbecue cove. Parking here is accessible from May Street. The adjacent land has long been used as the big backyard and has some sundry shedding including a double caravan port. This property is accessible from Longmore Street with gated entry. Each lot is a bit over 600 square meters, so subdivision is a possibility with council approval of course. With so many different options, this presents some pretty unique opportunities and if it interests you, it should be at the top of your list for inspection. Consider yourself invited to the next open and feel free to contact the agent if you have any requests or questions. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>