

# 35 Irontree Close, Kangaroo Flat, Vic 3555



## Sold House

Monday, 18 March 2024

35 Irontree Close, Kangaroo Flat, Vic 3555

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Darren Waters  
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**\$535,000**

Looking for a low maintenance home or investment property? Take a look at this home that was built in 2021 and is in excellent condition. The location is just as impressive with Primary Schools, Secondary College, Childcare Centres, Kangaroo Flat shops, Lansell Square Shopping Centre, Bunnings, Gurri Wanyarra Well Being Centre all nearby and the CBD of Bendigo a mere 10 minutes' drive away. The home is ideal for 1st home buyers, singles, couples, families, downsizers, retirees or the savvy investor looking for a low maintenance modern home as there is an estimated rental return of \$460 - \$480pw. The property features three bedrooms, master with a 3-piece ensuite and a 3-door built in robe. The other two bedrooms each have a built-in robe and share the family bathroom with shower, bath, vanity and heat lamps for the cooler months. A separate toilet is nearby for convenience as is the laundry. The open plan kitchen/dining/living area features easy care vinyl plank flooring, a well-equipped kitchen with electric oven, 5 burner gas cooktop, dishwasher, a good number of cupboards and bench space, built in pantry and a breakfast bar for casual meals. The adjacent dining area is large enough to cater for a dining table and the living area is a nice place to relax. Other notable features are ducted heating and evaporative cooling to keep the home comfortable throughout the seasons, plus solar panels that will help with the electricity bills. A glass sliding door from the meals area leads to the alfresco/entertaining area that is undercover and a super low maintenance rear yard. For the car accommodation there is a double garage with automatic door. There is also handy internal access and a roller door at the back of the garage that allows access to the rear yard (great if you have a trailer or campervan). In summing up, you have a very well looked after modern home, with all the amenities you could need, nearby. Call Darren today to arrange an inspection.