

# 1 Morrison Street, Kangaroo Flat, Vic 3555

## House For Sale

Sunday, 23 June 2024

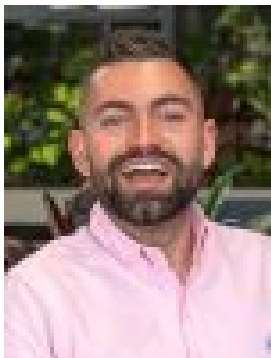
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**Bedrooms: 3**

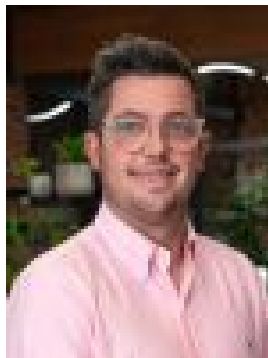
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Sacha Dale  
0407899066



Dale Bish  
0457492032

**\$475,000**

Discover the perfect blend of potential and convenience with this promising property at 1 Morrison Street, Kangaroo Flat. Whether you're an astute investor or a first-time homebuyer, this residence offers endless possibilities. Key Features:

- **3 Bedrooms:** The home features three bedrooms, with built-in robes in bedrooms 2 and 3, providing ample storage space.
- **Two Toilets:** Convenience is key with a main bathroom and an additional toilet off the laundry.
- **Potential for Subdivision (STCA):** Unlock the potential of this property with the possibility of subdivision, subject to council approval.
- **Spacious Living Areas:** Enjoy a comfortable living space that opens onto a front verandah, perfect for your morning coffee or evening relaxation.
- **Undercover Patio:** The back undercover patio area is ideal for entertaining or simply enjoying the outdoors.
- **Low Maintenance Yard:** The low maintenance yard ensures you spend less time on upkeep and more time enjoying your new home.
- **Prime Location:** Just a 3-minute drive to Aldi and surrounding shops, and within walking distance to local schools, the location couldn't be more convenient.
- **Great Investment Potential:** With a little bit of love and renovation, this property could be transformed into a fantastic home or a valuable rental asset. The spacious fenced front yard provides plenty of room for children and pets to play, while the low maintenance aspect means you can enjoy your weekends without the hassle of constant yard work. This property is a hidden gem waiting for the right owner to unlock its full potential. Whether you're looking to make your first home purchase or expand your investment portfolio, 1 Morrison Street, Kangaroo Flat is an opportunity not to be missed. Don't miss out on this fantastic opportunity! Contact us today to arrange an inspection and see the potential for yourself