

# 2 Station Street, Kangaroo Flat, Vic 3555



## House For Sale

Thursday, 4 April 2024

2 Station Street, Kangaroo Flat, Vic 3555

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 394 m2

Type: House



Tim Rooke

**\$445,000 - \$475,000**

Situated in a prime location is this gorgeous newly renovated two bedroom property that is neat, tidy, and very affordable, and it could be your next home sweet home or investment. Overlooking the Dower Park Recreational Reserve & Sporting Club, the home offers great proximity and short walking distance to the main Kangaroo Flat shopping strip, IGA supermarket, Gurri Wanyarra pool, local parks, primary and secondary schools and the convenience of public transport. As soon as you enter the property you are greeted with a spacious covered alfresco area that has a great view of Dower park, and offers outdoor bistro blinds for all year round entertaining. Entering the home you are greeted with the open plan living, dining and kitchen area that screams space and natural light, with approx. 12ft high pressed metal ceilings and split system heating and cooling. The kitchen boasts all the mods and cons with a dishwasher, latest cooking appliances, double sink and walk in pantry. Two large carpeted bedrooms both have built in robes, ceiling fans and split systems, with a central modern bathroom servicing the home and inclusive of shower and toilet and plenty of room for a bath if you want to add one later down the track. Completing the internal layout is the spacious laundry with ample storage. Taking a step outside is a low maintenance and easy care allotment that appears bigger than it measures. There is handy two street access and the carport is accessible from Olympic Parade providing secure off street parking. Very little to maintain, with lovely established lawns and a secure space for dogs or pets. This home would be perfect first home or singles/couples haven to live in and enjoy, or an investment in a top notch location to add to your portfolio. Call now to book an inspection before this gem is gone!