

**22 Clarcoll Crescent South, Kangaroo Flat, Vic 3555**



**House For Sale**

Saturday, 29 June 2024

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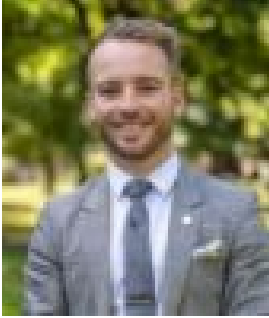
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 369 m2**

**Type: House**



Darcy Quinn  
0468721495



Ben Michell  
0487110649

**\$500,000 - \$550,000**

Welcome to 22 Clarcoll Crescent South, Kangaroo Flat, where contemporary comfort meets convenience. This well-maintained 8 year old home offers an ideal blend of modern features and a prime location. This modern neat as a pin home presents as the perfect opportunity for first home buyers, downsizers and investors alike. Featuring a practical well proportioned floor plan the home consists of three bedrooms and two bathrooms, the master is complete with WIR & sizable ensuite while Beds 2 & 3 each enjoy BIRs. Enjoy year-round comfort with efficient ducted heating and evaporative cooling systems. The modern, open-plan kitchen seamlessly connects to the living area, perfect for entertaining and family gatherings. Extend your living space outdoors with a beautiful alfresco area, ideal for BBQs and relaxing in the fresh air. The property is designed for easy upkeep, giving you more time to enjoy the finer things in life. Situated within a few minutes drive to Lansell Square shopping centre, Kangaroo Flat Station, cafes, schools and Crusoe Reservoir, and only a brief 13 minute drive to the Bendigo CBD. Don't miss the opportunity to secure this fantastic home in a sought-after location. Perfect for families, first-home buyers, or investors, 22 Clarcoll Crescent South is ready for you to move in and start making memories. Contact us today to arrange a viewing!