

**68 Kansas Avenue, Bell Post Hill, Vic 3215**



**House For Sale**

Tuesday, 2 July 2024

68 Kansas Avenue, Bell Post Hill, Vic 3215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



**Matt Plunkett**  
0418386796



**Chloe Parisi**  
0499637467

**\$629,000 - \$649,000**

Presenting an outstanding opportunity to break into a popular pocket of the market in this tastefully presented home offering stylish family living in a wonderful lifestyle location. Set on a generous 536m<sup>2</sup> (approx.) north facing allotment, within walking distance of all the shopping and amenities of Bell Park Plaza, Rollins Primary, Kardinia International College, local sporting facilities, parks, walking and bike trails, with easy access to public transport, less than 5 minutes (approx.) from the Ring Road and 15 minutes (approx.) from the CBD, this address accommodates peaceful and convenient local living with fantastic central accessibility. Set behind established gardens, the home is neatly maintained from start to finish. Inside, the entry leads through to an inviting living area, showcasing crisp white interiors and modern flooring with gas heating plus split system heating and cooling for year-round comfort. The living room flows effortlessly through to the adjoining dining space and updated kitchen featuring quality Westinghouse appliances including 600mm oven and gas cooktop, plenty of storage and skylight for excellent natural light. Comprising three bedrooms, the master is generous in size, all include built-in robes. A central family bathroom, separate shower room and separate wc accommodate fantastic functionality for harmonious family living. Outside, the western courtyard provides a private and sheltered space to relax or entertain outdoors, and the large backyard offers a secure space for the kids or pets to play. A carport plus garaging at the rear allows for excellent off-street parking, workshop, or storage space. Representing exceptional value, this move in ready home offers an excellent opportunity for families, first home buyers or investors. Currently leased until November 2024 for \$420pw