

**88 Kitchener St, Broadmeadows, VIC, 3047**



**House For Sale**

Friday, 16 August 2024

88 Kitchener St, Broadmeadows, VIC, 3047

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Halil Okur

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## Family Success.

Luck is on your side with this inviting family home nestled on a spacious parcel of land. A superb location favoured by families, the property offers a perfect blend of space, comfort and convenience. With its sunlit interiors, updated features, and a serene atmosphere achieved by a light colour palette and warm timber floors, this home is truly a haven for those seeking both tranquillity and accessibility.

### Property summary:

Street frontage position on a block of only two

No Owner's Corporation fee

322m<sup>2</sup> (approx.) allotment

Single storey

Concrete construction

Large living room

Three bedrooms (two with built-in wardrobes)

Updated kitchen

Updated bathroom with bathtub and vanity

Updated laundry

Separate toilet

Garden shed

Private courtyard garden

Carport plus space in front for a second car

### Interior features:

Hardwood floors

Tiles to wet areas

Fitted hallway storage cabinets

900mm stainless steel upright cooker

900mm range-hood

Ample kitchen storage cupboards

Window furnishings

### Heating & Cooling:

Gas ducted heating (remote control)

Air conditioning

### Neighbourhood Features (approximately):

Just a hop and a skip to Sirius College, 10min walk to Broadmeadows Station/bus services and Hume City Hub, short drive to Ilim College (5min), a range of sought after Dallas/Campbellfield and Broadmeadows amenities, including Broadmeadows Central, Hoyts cinemas, great choice of cafes and eateries, Hume Library, Aquatic and Leisure Centre, Broadmeadows Hospital with easy access to the Ring Road and City-Link.

12min. drive Melbourne Airport

17km north of Melbourne CBD

### Utilities:

Water retailer: Yarra Valley Water

Power distributor: Jemena

### Council:

Hume City Council

State electorates:

Legislative council: Northern Metropolitan

Legislative assembly: Broadmeadows

Ask for your inspection today.

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