

**9 Benjamin Street, Kangaroo Flat, Vic 3555**



**House For Sale**

Wednesday, 3 July 2024

9 Benjamin Street, Kangaroo Flat, Vic 3555

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 912 m2**

**Type: House**



Brad Hinton  
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Darren Waters  
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**\$520,000 - \$550,000**

A great example of an affordable family home with plenty of extras on a lovely large allotment, with a great shed and a superb location. Positioned in a quiet street, handy to transport, schools and shops and a short stroll to the local train station and Gurri Wanyarra Wellbeing Centre, Bendigo's premier aquatic and wellness centre with indoor pool, swim school, health club, group fitness, spa, sauna and wellness pool. The central living space is bathed in natural light and consists of a spacious lounge, dining area and kitchen with polished timber floors throughout. There is a gas log fireplace, split system and built-in desk in the lounge with French doors that flow to the large covered front patio where you will enjoy spectacular sunsets. The kitchen is the hub of the home with a good amount of bench space and a walk-in-pantry. Featuring three bedrooms, the main and second bedroom have polished timber flooring and easy access to the updated family bathroom, the third bedroom features a walk-in-robe and is positioned towards the rear of the home. Close-by is a second shower and toilet that form part of the spacious laundry. All bedrooms have split system heating and cooling to ensure comfort all year round. There's also a sunroom or second living space at the rear of the home, with sliding doors to the rear yard, a great kids play area or lovely informal sitting room. Outside is a decked entertaining area, single carport with drive through access to the 5m x 6m shed with built in workbench, concrete floor and power, there is also a garden shed and chook pen. The rear yard is securely fenced, grassed and perfect space for kids or pets to play. A very well presented home, close to amenities and only a 10-minute drive to Bendigo. In conjunction with Trusted Property, Sandi Barry-Mueller Vendor Advocate