

## 49 Kenna Avenue, HAMILTON, VIC 3300

### Investment Opportunity with Great Potential

This three bedroom property offers the opportunity to purchase a home close to the local hospital, sporting facilities & schools.

Inside offers polished timber floors flowing throughout a good layout, with the added comfort of carpet in two of the bedrooms.

The open-plan lounge/dining/kitchen area features air conditioning, a gas heater and a utility storage cupboard for everyday practicality.

The kitchen offers with gas cooking, a double sink, generous cupboards and bench space.

The family bathroom includes a shower over bath, separate vanity, and a practical layout for busy mornings.

A separate laundry with external access leads out to the fully fenced, child and pet-friendly backyard featuring a triple carport attached to a small 5 x 3m shed.

Currently empty and needing work, this property has the potential to generating a great rental return!

**TYPE:** For Sale

**INTERNET ID:** 300P183978

#### SALE DETAILS

**\$265,000**

#### CONTACT DETAILS

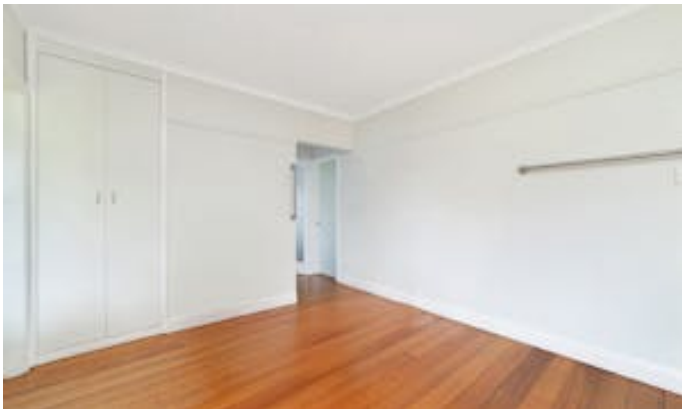
**Hamilton**

89 Gray Street  
Hamilton, VIC  
03 5551 6600

**Rosi Egerton**

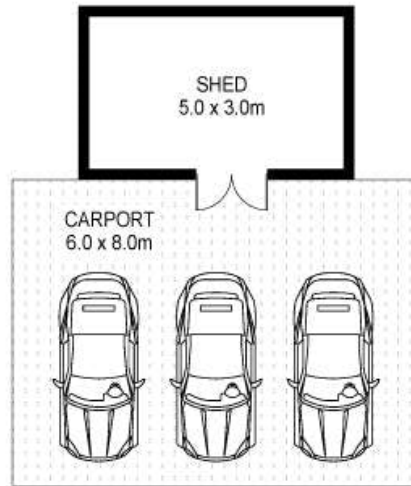
0408 199 794

- Land Area 586.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- 3 car carport









Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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