



3/39 Lauriston Street, KYNETON, VIC 3444

Prime Kyneton Position: Opportunity Knocks!

Elders Real Estate invites you to step into a lifestyle of unparalleled convenience with this inviting 2-bedroom, 1-bathroom unit, arguably set in Kyneton's most convenient location. Privately positioned at the very back of a group of three, it's the only fully detached unit. With no cars passing by and a rare sense of peace and privacy, it stands ready for your personal touch and creative vision.

Its incredible position truly places you at the heart of everything: imagine starting your day with a stroll to a local café, enjoying easy access to the Sports and Aquatic Centre, exploring the vibrant central town hub, and having transport options moments away – a life where every amenity is within effortless reach.

Key Features You'll Love:

- **Exceptional Connectivity:** Beyond immediate walking access, enjoy seamless connections to broader Kyneton amenities, including excellent medical facilities, lush green spaces, and a vibrant community.
- **Private Rear Unit:** Embrace the peace and quiet of a secluded position within a small group of three, offering enhanced privacy and tranquillity.

TYPE: For Sale

INTERNET ID: 63P0163

SALE DETAILS

New Price \$525,000 - \$545,000

CONTACT DETAILS

Kyneton
120-122 Piper Street
Kyneton, VIC
03 5422 7407

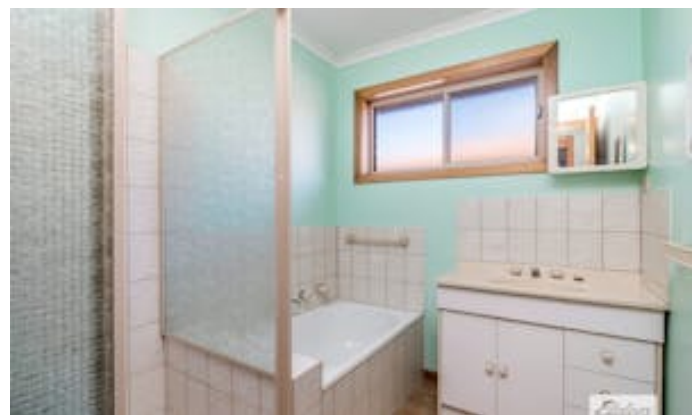
Jodie Alcaraz
0455 331 891

- **Solid Foundation:** A well-structured unit offering a fantastic foundation for future enhancements, allowing you to tailor it precisely to your taste and add significant value.
- **Investment Certainty:** For investors, this highly desirable locality in Kyneton ensures strong rental returns and consistent capital appreciation, making it a smart long-term asset.
- **Commuter Friendly:** Simple access to V-Line and the Calder Freeway makes city journeys and regional travel a breeze.
- **Low-Maintenance Living:** A private, easy-care garden and ample parking complete this compelling package, offering convenience without the upkeep.

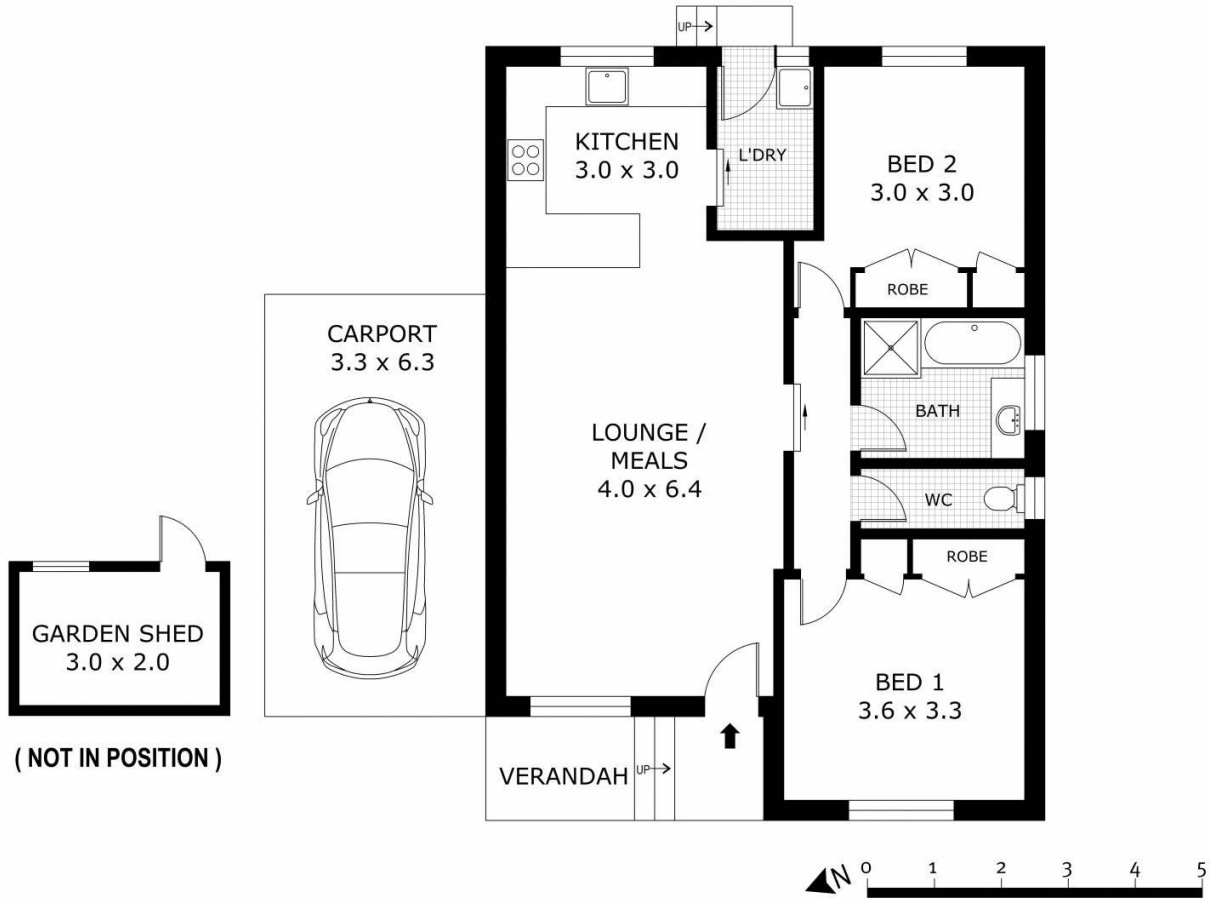
This property offers not just a home, but a smart investment in a truly prime spot. Don't miss the chance to secure your future in a location that genuinely delivers.

Contact us for a private viewing.

- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1







3 / 39 Lauriston Street
KYNETON

Residence	- 78.4m ²
Verandah	- 6.4m ²
Carport	- 20.8m ²
Garden Shed	- 6.0m ²
Total	- 111.6m ²

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 parties should rely on their own enquiries.