



5 Morrison Street, KANGAROO FLAT, VIC 3555

Charming Home, Workshop, Secure Yard & Convenient Location

Elders Easy Sale Closes Wednesday 1 April, 2pm (unless sold prior)

Indicative Sale Price \$460,000 - \$500,000

This triple fronted weatherboard home exudes 1960s charm and has been well maintained over the years. In a very appealing and popular location it has broad appeal, from first home owners to seasoned investors and everyone in-between.

True to its era the home has raised ceilings, decorative cornices, and three big bedrooms; each with space for built in robes to be installed. At the front of the home is a formal lounge room, and an eat-in kitchen which has purpose built cabinetry fitted, modernising the space and creating much desired storage. Ducted gas heating and ducted evaporative cooling keep the home temperate through all seasons, and new carpets and roller blinds have been installed over recent years.

Outdoors, the spacious 577sqm (approx.) allotment is secured at the front by fences and gates to keep pets and children safe. Wide driveway access along the side leads to a 6.7m x 8.7m steel shed and workshop with concrete floor, roller door, lights and power. A little bit of elbow grease will see the garage really come to life - add a lick of

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 84P3001

SALE DETAILS

**Easy Sale Closes Wed
1 April - ISP \$460k -
\$500k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill
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paint to spruce things up, bring in a pool table, some comfy couches and a few friends and you will have an additional entertaining space (or, of course, you could use it to park your vehicles).

A convenient position, just moments from Aldi and specialty stores at the Kangaroo Flat shopping strip and not much further from Bunnings and Lansell Square. It's around a 10 minute drive into central Bendigo, and for those travelling into town for school or to Melbourne for work, a bus stop and the Kangaroo Flat train station are handily located nearby.

At present, the home is leased to excellent renters on a fixed term lease until August 2026. Vacant possession will be available at that time should you desire, or the renters would love the opportunity to remain at the property if you are purchasing as a long-term investment.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 577.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2





(NOT IN POSITION)

5 Morrison Street

Bedrooms: 3
Bathrooms: 1
Garage: 1



Scale in meters, indicative only. Distances per appearance. All measurements are rounded to the nearest 100mm. All dimensions are based on the site plan.