



3 Molesworth Road, KANGAROO FLAT, VIC 3555

An Elegant Family Residence

Elders Easy Sale Closes Wednesday 20 May, 2pm (unless sold prior)

Indicative Sale Price \$730,000 - \$790,000

Thoughtfully renovated and modernised, this wonderful family home blends contemporary comfort with the warmth of its 1980s character. The roof has been upgraded to Colorbond, additional insulation has been installed, and the entire home has been freshly repainted inside and out.

The dÃ©cor is warm and neutral, complemented by premium laminate flooring ideal for busy family living. A 6.6kW solar system helps reduce running costs, and the ducted refrigerated heating and cooling, controlled via wall tablet or smart device app, keeps the home perfectly temperate year round. Silver tinted windows further enhance privacy and energy efficiency.

Extensive storage has been completely renewed with updated shelving, drawers and hanging throughout. All three bedrooms include fitted robes and ceiling fans, while the ensuite, main bathroom and laundry have been stylishly renovated.

TYPE: For Sale

INTERNET ID: 84P3019

SALE DETAILS

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20 May - ISP \$730k -
\$790k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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BENDIGO, VIC
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The kitchen is a standout, with modern appliances including induction cooking, a dishwasher and filtered tap water. Beautiful cabinetry and benchtops are set into a charming bay window overlooking the generous backyard. A study nook sits conveniently beside the kitchen, and the home is connected to NBN fibre for fast internet speeds.

Set on a secure 735sqm allotment with Colorbond fencing, the property offers an expansive covered alfresco with shade and wind blinds, a garden shed with concrete floor, and plenty of lawn for children and pets. Vehicle storage is excellent, with a double garage with remote doors, a workshop with built in shelving, plus additional off street parking including an enclosed side carport with remote roller shutter and 2.4m clearance.

Surrounded by adventure and convenience, you're close to sporting clubs, community groups, bike and walking trails, parks, playgrounds and excellent access to the Bendigo CBD. Schools, childcare, medical services, supermarkets, shops, sporting facilities and the Gurri Wanyarra Wellbeing Centre are all within easy reach.

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

- Land Area 735.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Single carport





