



## 10 Woods Street, KENNINGTON, VIC 3550

Spacious and Elegant in Envidable Locale

Elders Easy Sale Closes Wednesday 3 June, 2pm (unless sold prior)

Indicative Sale Price \$650,000 - \$700,000

In one of Kennington's most coveted suburban pockets, this immaculate 1960's cream brick veneer home delivers the space, comfort and convenience buyers hope to find. Positioned beside the highly regarded St Therese's Primary School and moments from Kennington Reservoir, Strath Hill, Strath Village, Kennington Village, gyms, restaurants, specialty stores and La Trobe University, the lifestyle on offer is exceptional. With safe walking and cycling routes and an easy commute into the CBD, the location is impossible to fault.

The versatile floor plan includes four bedrooms, a generous living room, open-plan kitchen/meals, and an adjoining formal dining space. The oversized fourth bedroom provides outstanding flexibility - ideal as another living room, home office or rumpus.

Recent updates enhance comfort and style, including vinyl plank flooring, new carpets and a modernised main bathroom. The home also features extensive hallway storage, ducted evaporative cooling, ducted gas heating, gas space heating, ceiling fan to the

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:** 84P3033

### SALE DETAILS

**Easy Sale Closes Wed  
3 June - ISP \$650k -  
\$700k**

### CONTACT DETAILS

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
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main bedroom and external awning blinds.

The gardens are beautifully maintained and designed for minimal upkeep. Double gates enclose the front yard, while a second set secures the rear, creating a safe, private 650sqm environment for children and pets with shaded lawn areas to enjoy.

A 5.3m x 4.5m carport sits in front of a 7.7m x 3.8m shed with concrete floor and power and workshop space. There is also a covered alfresco and a garden shed. The long driveway and gates provide plenty of secure off-street parking as well as access to the rear of the block for trailers.

A standout feature is the second bathroom, accessible from the backyard and complete with shower, toilet and vanity, it's a valuable addition. Those with vision may explore converting the garage into a sleep out or adding a modular building to the yard, creating independent living for a family member while keeping them close to daily routines.

This is a home you can move into and enjoy immediately, in a blue chip location that will continue to reward for decades to come.

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

- Land Area 650.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Single carport





10 Woods Street,

Standard: 100mm  
 Ceiling: 2400mm  
 Floor: 100mm  
 Wall: 100mm  
 Window: 100mm  
 Door: 100mm

Scale in meters, indicative only. Dimensions are approximate. All information contained herein is provided for information only and is not to be relied upon.