



## 37 Alexander Street, KANGAROO FLAT, VIC 3555

Exquisitely Renovated & With Consummate Convenience

Elders Easy Sale: Closes Wednesday 15 July @ 2pm (unless sold prior)

Indicative Sale Price \$695,000 - \$750,000

This stunning home is an absolute head turner! It has undergone an extensive renovation transforming it into a contemporary masterpiece of beauty and quality. It has four spacious bedrooms which are serviced by two elegant bathrooms, on a big block of over 700 square metres, and it is amazingly close to shops and public transport. You are absolutely going to love this one!

No expense has been spared on this full renovation from the ground up, starting with the concrete stumps. Externally it has been modernised with the distinct visual dynamic of Enseam cladding in monument grey paired with Blackbutt timber to create a dramatic yet gracious impact. This is definitely one for the houseproud.

Internally it is just as splendid as it appears from approach. Perfect harmony has been struck through the seamless blending of traditional features and contemporary aesthetics. All of the appliances are brand new, including the hot water service, the

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**TYPE:** For Sale

**INTERNET ID:** 84P3052

### SALE DETAILS

**Elders Easy Sale**  
Closes Wed 15 July @  
2:00pm

### CONTACT DETAILS

**Elders Real Estate**  
**Bendigo**

46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Ruth Heard**  
0479 059 099

ducted air conditioning was installed in 2024, and the ducted gas heating which was installed in 2018 is guaranteed to keep you and your family warm and cozy.

Being an 80 year-old home, which you would never know now, it has lovely high ceilings creating a spacious feel. All four bedrooms are large enough for queen size beds, and they all have ceiling fans. The second bedroom has a built-in robe with a mirror door, and the master bedroom has a walk-in robe leading to a gorgeous ensuite with luxurious black tapware, which you will also find throughout the homes wet areas. In the ensuite they include a rainfall showerhead and a handheld sprayer, it also has wall niches and a black vanity. Both here and in the bathroom you will find a sensor-lit mirror cabinet with an internal USB point, as well as sky domes to provide lots of light. They also both have soundproof insulation in the walls to assure your privacy.

You enter the hall through coded, fob pass timber and glass front door. Here you will find doors that complement the VJ panelling and a row of Gothic pendant lights that will lead you to the open living area where a matching five light chandelier crowns the dining area. To the right is the sitting room with a Gray feature wall atop more VJ panelling, and to the left is the kitchen with a double oven at a comfortable height, an electric cooktop under a black rangehood, spring-lock soft-close cabinetry and a beautiful black cast iron kitchen sink.

Discreetly tucked away in this open plan area is a European laundry also with a cast iron sink, and from within, in the comfort of your open plan living space, you can keep watch over the goings on in your large secure backyard. The backyard is a blank canvas where you might choose just to keep a large lawn area for children to play or perhaps you'd like to build a garden. For those who like to tinker there is a big shed as well as a garden shed. Gates on either side of the home provide vehicle access and handy space to store a trailer or the like.

If convenience is a key factor for you, prepare to be completely gratified at being so very close to everything you could want, schools, shops, cafe's, supermarkets, professional services, public transport, pool, lake, sporting grounds, plus being on the Melbourne side of town is ever so handy. This is a perfect place to create wonderful memories. Consider yourself invited to the next open or feel free to contact our friendly agent Ruth Heard 0479 059 099.

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

- Land Area 713.00 square metres
- Building Area: 113.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1







