

9 Lansell Street, Kangaroo Flat, VIC, 3555



House For Sale

Saturday, 30 November 2024

9 Lansell Street, Kangaroo Flat, VIC, 3555

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Chris Garlick
0429333927

MOVE IN - RENT - DEVELOP - MULTIPLE OPTIONS

- * 3 Bedroom (2 with BIR's, Master has WIR) recently renovated weatherboard home
- * Very smart looking, functional ensuite and bathroom
- * Open plan living with polished hardwood floor boards
- * Freshly painted, as new carpets and modern updates
- * Evap cooling, gas heating and European laundry
- * Solar passive design and plantings - light and bright in Winter, cool and green in Summer
- * Side access to large back yard with 6m x 5m shed
- * Myriad of berry, nut and fruit trees throughout the spacious yard
- * Securely fenced with plenty of room for a large shed, pool or the kids and pets to enjoy
- * Easy access to public transport including train station
- * Super location within walking distance to shops, schools and Kangaroo Flat amenities

This immaculately presented, period style property boasts both modern finishes and ease of living. The weatherboard property has been tastefully and meticulously renovated. The home has been designed with cost effective, solar passive living in mind - keeping the power bills to a minimum. The open kitchen living area features all glass views into the orchard style back yard. A European laundry hides nicely behind the study nook and with gas heating and evap cooling, the property is very comfortable all year round.

The 3 spacious bedrooms are bright, have plenty of cupboard space and freshly painted and carpeted. Comfortable living is assured.

Outside the yard is large and filled with berries, nuts and a fruit lovers heaven with a wide variety of assorted fruit trees. There is an old shed out the back and with good side access, the shed could easily be removed and replaced with a new shed, pool, granny flat or even a potential subdivision (STCA)

Kangaroo Flat is a bustling suburb as you enter Bendigo from Melbourne. There are supermarkets, hotels, medical, schools, chemist, Bendigo Bank, swimming pool / gym, bakery, cafes, sporting options and many other shops and amenities.