

SOLD



## 18 Collins St, Kangaroo Flat



Outstanding and very well maintained family home on an 806m2 allotment

- Beautifully presented and very well maintained family home on a lovely block of 806m2 (Built 1996)
- Fabulous fully enclosed entertainment area (4.4m x 12.3m) ideal for a rumpus room, games room, studio or craft room. Many options available with this fabulous more recent extension/enclosure to the home
- The home has double glazed windows, double insulation to try and beat those rising energy costs
- Master bedroom with built in robes, separate toilet and ensuite with built in storage as well
- Beautiful level block of 806m2 fully landscaped and offering great space for the children to run and play in a secure area. Side access to the property ideal for parking the caravan
- Double garage (6.2m x 7.3m) for vehicles with direct access in to the home
- Magnificent undercover entertainment area overlooking a lovely fernery and gardens
- Ducted gas heating, ducted evaporative cooling and ceiling fans for all seasons
- Great design with open plan kitchen/dining and separate lounge room adjoining
- A fabulous yard for the children and plenty of area to run and play
- Fernery, garden shed, ducted vacuum, established gardens and lawn with irrigation system, massive laundry with storage
- Main bathroom has a spa bath, shower and a vanity that doubles as a powder room for the separate toilet
- Beautifully presented and very well maintained home - simply move in and enjoy the comforts this lovely home has to offer
- Close to all amenities, shops, medical, public transport, great schools and on the

3 2 2 806 m2

<b>Price</b>	SOLD for \$680,000
<b>Property Type</b>	Residential
<b>Property ID</b>	694
<b>Land Area</b>	806 m2
<b>Floor Area</b>	205 m2

### Agent Details

Gavin Butler - 0427 887 766

### Office Details

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## Melbourne side of Bendigo

This very well maintained home will be a pleasure to inspect. In a great location the home is perfect for the first home buyer or families looking for a home where they simply move in to a very well presented home.

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