

SOLD



## Unit 2/ 118 Edwards Rd, Kennington



### Spacious unit in fabulous locale opposite Strath Village Shopping Centre

- Fabulous spacious two bedroom home opposite Strath Village Shopping Centre
- Lovely open plan kitchen meals and lounge area
- New floor coverings and freshly painted in the living areas
- On it's own title, on its own block and approximately 280m2. No body corporate applies
- Absolute blue chip locale, for retirees wanting to walk to shops and bus it does not get much better
- Ideal investment property for those wanting to enter the market in an area where capital growth and yields are excellent
- For students going to La Trobe University the locale is perfect
- Split system and airconditioner for all heating and cooling needs
- Good sized bedrooms with built in robes and ceiling fans
- Lovely allotment with adequate garden area to please all, small garden shed
- Secure lock up carport and good fencing making the home very private
- Close to shops, amenities, schools, public transport and walk to La Trobe University

This lovely home is situated on its own title in the blue chip locale of Strathdale. It presents the perfect opportunity for retirees, downsizers or the investor to secure an excellent home in a great location. Yes, simply move in and enjoy the home and what this lovely area has to offer. Just a short walk to the La Trobe University and all amenities make the home a great investment opportunity.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate.

2 1 1 280 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	616
<b>Land Area</b>	280 m2
<b>Floor Area</b>	116 m2

#### Agent Details

Paul Dalton - 0417502201

#### Office Details

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You must make your own assessment and obtain professional advice if necessary.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.