



46, 1-11 Furness St, Kangaroo Flat



Fabulous unit in a gated residential village

- Lovely unit for sale in excellent condition and beautifully presented - for over 55's owner occupiers only - perfect for those wanting to downsize and live in a gated community
- Offering 2 bedrooms, open plan design with a very spacious kitchen/dining area and large lounge/family room
- Modern functional good size kitchen with gas cook top, electric oven, ample cupboards and pantry. Vinyl plank flooring in the kitchen/dining areas and a tiled bathroom and laundry
- A beautiful unit with two good size bedrooms with built in robes and main bathroom close to both bedrooms
- Split system for heating and cooling, ceiling fan and a gas heater for all seasons
- The bathroom has a shower, vanity and toilet, there is also a separate laundry
- Quality blinds, fixtures and fittings and appliances make this a quality home
- For outdoor living there is an alfresco/carport area which can accommodate two vehicles
- Fully landscaped yard, tandem double carport with concrete slab, garden shed and fully paved rear yard - very low maintenance property
- This absolutely beautiful unit is in an excellent locale as the complex is close to shops, medical, public transport, Lansell Square shopping complex, train station and all amenities
- The residents pay a weekly site fee. For those eligible rental assistance is paid by the Government. The weekly fee is \$191.66 per week for an individual and \$201.80 per week for a couple. No stamp duty to pay, no Council rates etc The owner must reside in the home and be over the age of 55 years for this retirement village
- The complex has an onsite Manager, outdoor heated swimming pool, gym, billiards room, cinema and bowling green, walk to public transport, BBQ areas,

2 1 2

Price \$260,000 to \$280,000
Property Type Residential
Property ID 883
Floor Area 125 m2

Agent Details

Gavin Butler - 0427 887 766

Office Details

Eaglehawk
 42 Goldsmiths Road Eaglehawk, VIC,
 3556 Australia
 03 5448 3322



Community Centre etc

This very modern and trendy unit is situated at Aviva Communities Kangaroo Flat and is the perfect place for retirement with many facilities available to residents. It is certainly a lovely unit and is in excellent condition. Definitely cheaper living than the open rental market in Bendigo. You may claim rental assistance also where eligible. Occupants need to be over 55 to reside in the complex. The complex is an outstanding facility to live at.

If you are looking for an as new and affordable premises this beautifully presented home is perfect for retirees. It has been stunningly renovated and would please any family looking for a safe and secure home for their mum or dad. An added bonus is that it is a short stroll to the shops, bus and all amenities. Definitely one of the best opportunities to secure the right accommodation at an affordable price in a great location.

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. 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.