

# LUKE GOGGIN REAL ESTATE



## 2/4 Richard Drive Kangaroo Flat VIC

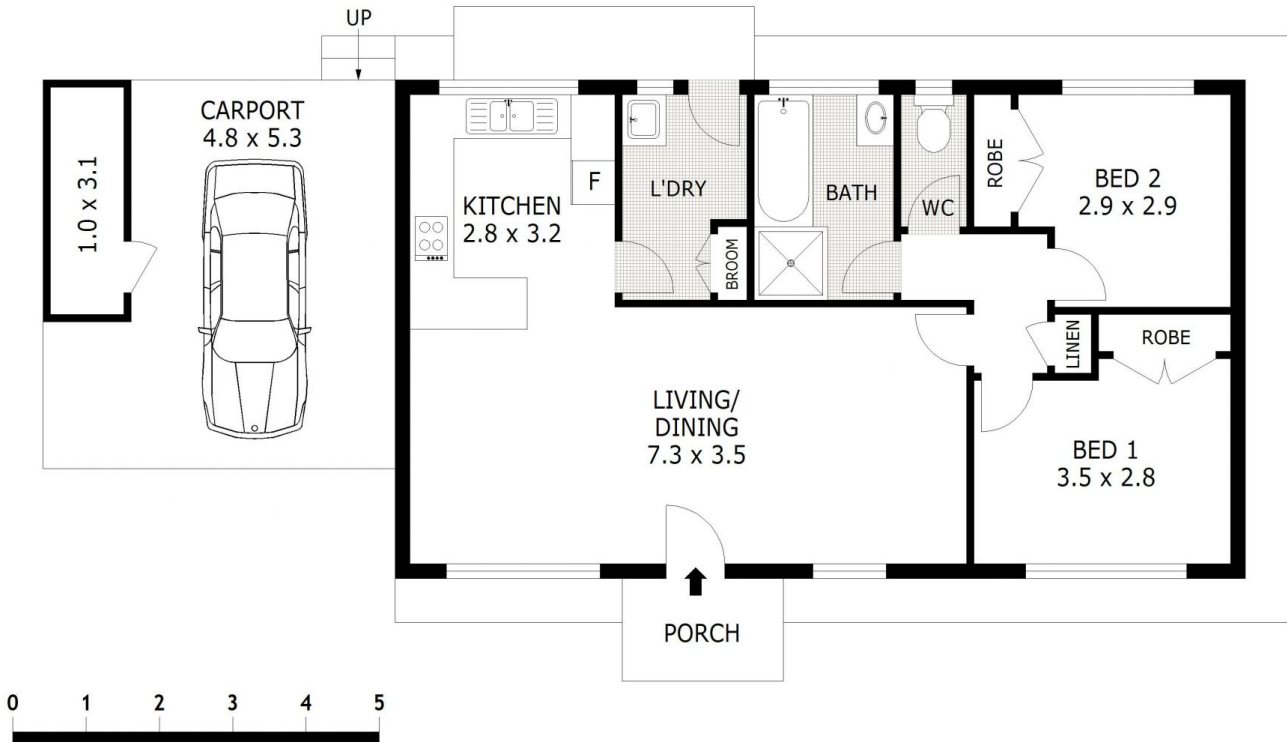
2  1  1 

This solid, brick veneer unit (one of only two on the block) is situated in a lovely, quiet court close to schools, shops & transport & offers easy access to Melbourne. Step from the porch into the spacious lounge/dining area & through to the practical kitchen. A hallway leads to 2 bedrooms, both with built in robes, the bathroom containing a shower, bath & vanity with a separate toilet & linen press adjacent. A split system, gas wall furnace & ceiling fans maintain comfort control throughout. From the laundry, follow the ramp outside to a low maintenance backyard & single carport with storage attached. Very comfortable as is, the possibility of a cosmetic update in the future, would only add value. Currently tenanted on a month to month basis, this property would also make a great addition to your investment portfolio. (Please note that the numbers on the front doors of the units are incorrect and Unit 2 is definitely the back one)

**Land Size** : 281 sqm  
**View** : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/kangaroo-flat/residential/unit/6372222>




**Melinda Goggin**  
03 5442 1422



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 72 m <sup>2</sup>
Carport	- 25 m <sup>2</sup>
Porch	- 3 m <sup>2</sup>
<b>Total</b>	<b>- 100 m<sup>2</sup></b>



# 1/4 Richard Drive, Kangaroo Flat