




LUKE GOGGIN REAL ESTATE



1/4 Richard Drive Kangaroo Flat VIC

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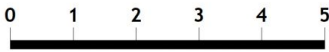
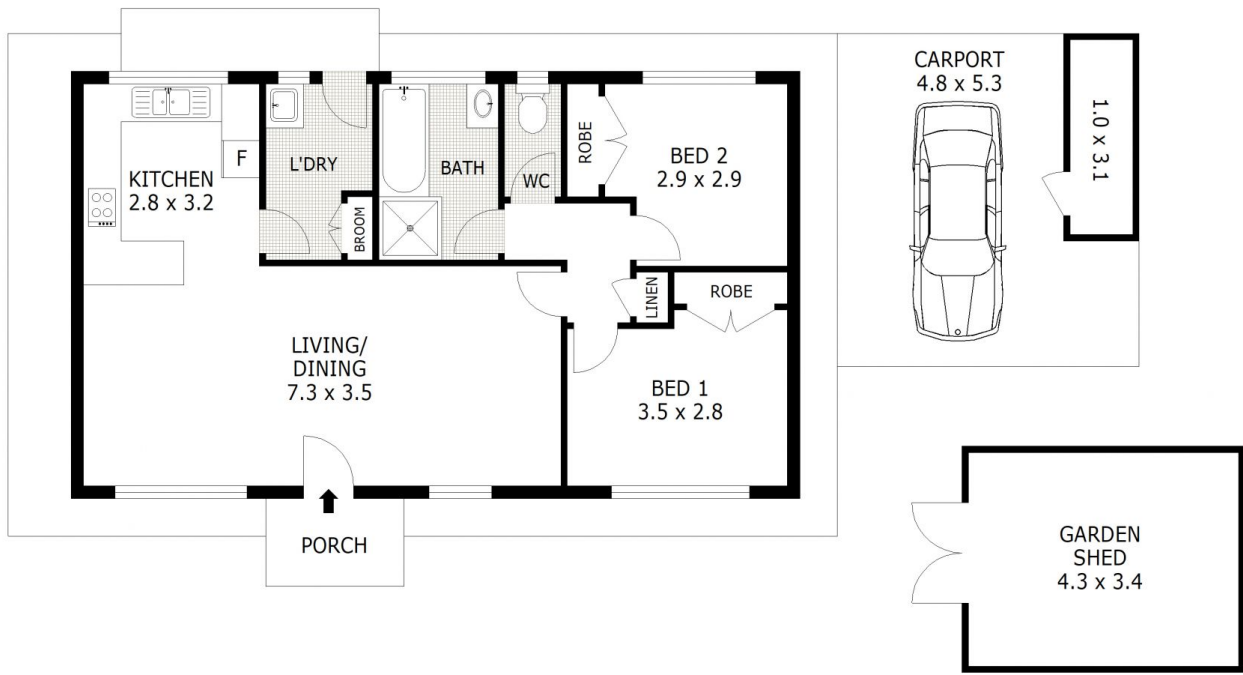
Please note: Open House attendees MUST be fully vaccinated, QR check in & wear a mask

This solid, brick veneer unit (one of only two on the block & with no body corporate) 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 & ceiling fans maintain comfort control throughout. From the laundry, follow the ramp outside to find a low maintenance, generous sized backyard & single carport with storage attached as well as a 4.3mx3.4m garden shed. In original condition, the possibility of a cosmetic update in the future, will only add value. Currently tenanted on a month to month

Price : \$ 321,500
Land Size : 430 sqm
View : <https://www.goggin.com.au/sale/vic/greater-bendigo-region/kangaroo-flat/residential/house/6724179>



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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 ²
Carport	- 25 m ²
Porch	- 3 m ²
Total	- 100 m²



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