

Under Contract



5A Short St, Kangaroo Flat



## Perfect Location & Quality Home

Located just a short stroll to the shops of Kangaroo Flat, Aldi, Train station, Gurri Wanyarra

swimming pool complex, St Monica's Primary School and the Botanical Gardens, the position of this

G J Gardner built family home is outstanding. With all the hard work done come take a peek at this

fine family home it features:

- 3 oversized bedrooms, 2 with built in robes and the master has an en suite and a large walk in robe.
- Central bathroom with spa bath, shower and vanity unit
- Separate toilet.
- Open plan kitchen with breakfast bar, gas cooking, dishwasher & a great sized walk in robe
- Adjoining the kitchen area is the light filled dining and everyday living space with access to the entertaining area
- Separate lounge room.
- Separate laundry room.
- Covered outdoor entertaining area with roller door access to the workshop area of the
- Additional private front courtyard with double opening doors from the master suite

🛏 3 📶 2 🚗 2 🏠 329 m2

<b>Price</b>	\$350,000
<b>Property Type</b>	Residential
<b>Property ID</b>	117
<b>Land Area</b>	329 m2

### Agent Details

Scott McCormick - 0409 216 465

### Office Details

Toorak  
Level 1, 459 Toorak Road Toorak VIC  
3142 Australia  
03 9296 2044

**McCORMICK & CO**

- Large 2 car remote garage with attached workshop area, including direct access to the home and to the rear yard.
- 3 handy garden sheds.
- 6 Panel solar system unit.
- Solar hot water.
- Ducted gas heating.
- Ducted evaporative cooling.
- Coded electronic front door and roller door.
- Rendered front facade with covered veranda area.

And the list goes on.... Sounds perfect?

Call today to book your own personal tour of this fine family home in what can only be described as a perfect location.

Call: Rick Bishop 0481 797 884

*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.*