

# LUKE GOGGIN REAL ESTATE



## 36 Irontree Close Kangaroo Flat VIC

3 2 1

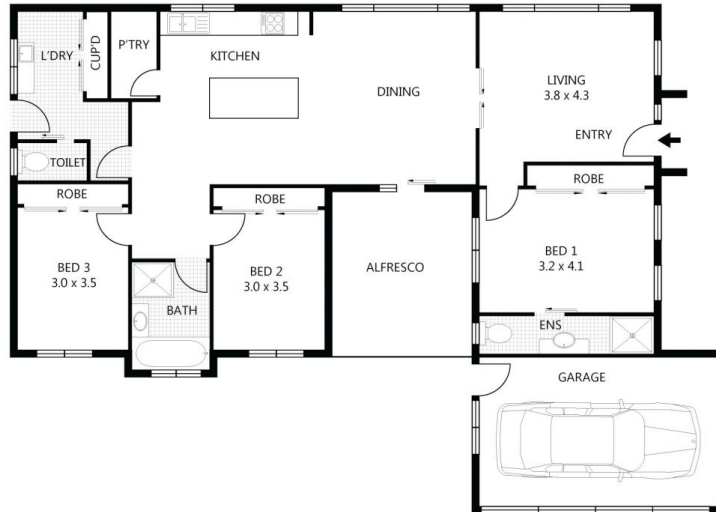
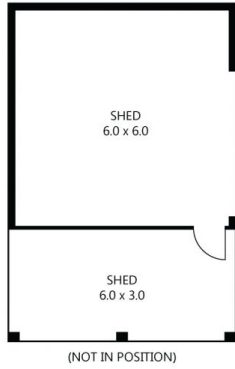
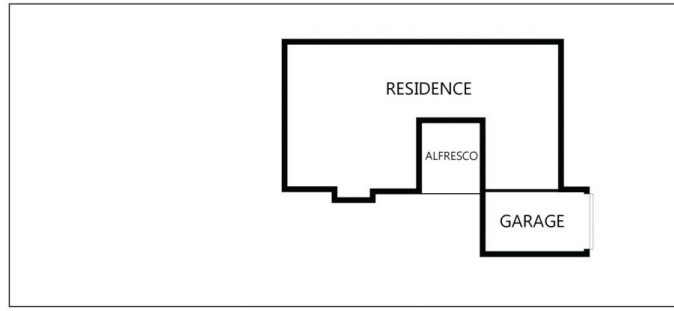
You will be impressed by this great property, offering 3 bedrooms, 2 bathrooms, 2 living areas & a shed/workshop, all on a 738m<sup>2</sup> block. Step inside the front door to the formal lounge with sliding doors through to the large, light & bright kitchen/dining/living space. All modern appliances are featured in the kitchen along with plenty of cupboard & bench space & a walk in pantry. The main bedroom contains a ceiling fan, abundant built in robes and a 3 piece ensuite. The other 2 bedrooms also have ceiling fans & built in robes & share access to the family bathroom. There's a great sized laundry with good storage & separate toilet towards the back of the home. A split system takes care of climate control throughout. Step out to the undercover alfresco area & grassed backyard, providing plenty of outdoor room. A spacious shed/workshop with carport, concrete floor & roller door is located towards the back of the block. A single lock up garage & side gate

**Land Size** : 738 sqm

**View** : <https://www.goggin.com.au/lease/vic/greater-bendigo-region/kangaroo-flat/residential/homeuse/5725251>



**James Cassar**  
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.

SHED	-	50m <sup>2</sup>	
RESIDENCE	-	139m <sup>2</sup>	

# 36 Irontree Close, Kangaroo Flat