



80 Church Street Kangaroo Flat VIC

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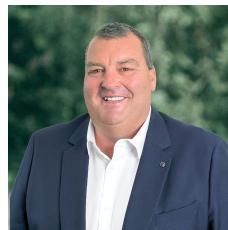
Welcome to 80 Church Street, Kangaroo Flat, Victoria 3555 - a property brimming with potential and opportunity. This home features three bedrooms, one bathroom, a combined kitchen and meals area, and a central lounge room. While only one bedroom includes a built-in robe, the entire house benefits from a gas heater for warmth in the cooler months and evaporative ducted air conditioning to stay cool during summer. A solar system helps reduce power costs, making this home as practical as it is charming.

Set on a generous block of over 900 m², this property offers plenty of space both inside and out. The impressive 7.5-meter by 13.5-meter shed and a 7.5-meter by 7-meter carport provide ample storage and parking options. Additionally, a good-sized covered entertaining area at the rear of the house is perfect for outdoor gatherings and

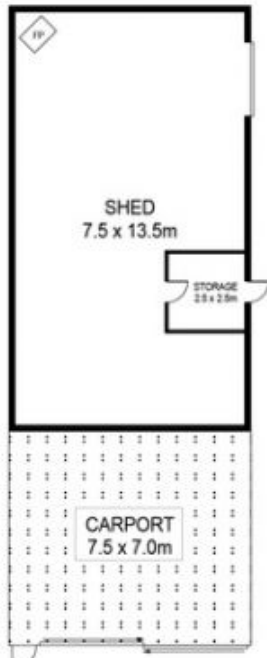
Price : \$ 440,000

Land Size : 913 sqm

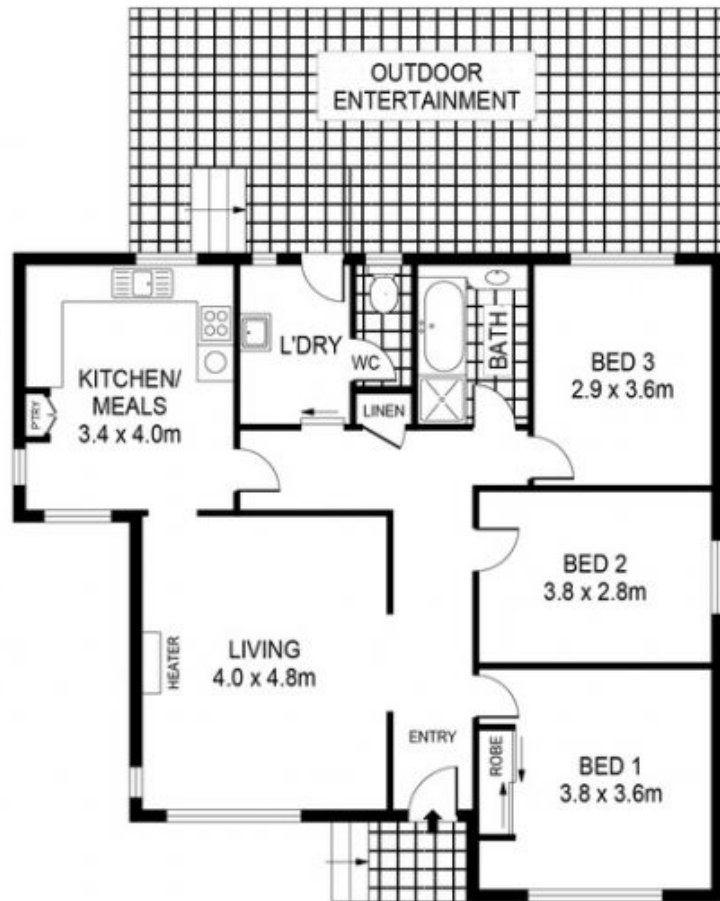
View : <https://www.bendigoballaratrealstate.com.au/sale/vic/greater-bendigo-region/kangaroo-flat/residential/house/8080736>



Cameron Register
03 5444 9888
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SHED/CARPORT
(NOT TO SCALE)



SCALE (METRES)



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.
Ref. No. 240718

INT	: 105m ²
CARPORT	: 53m ²
SHED/STORAGE	: 101m ²
OUTDOOR ENTERTAINMENT	: 36m ²

80 CHURCH STREET