



### 37 Helm Street KANGAROO FLAT VIC

4 2 1

Located within close proximity of the Kangaroo Flat Shopping Centre is this well maintained Weatherboard home sited on approx. 1/2 acre with creek reserve and walking track at the rear.

The property is ideally suited to subdivision (STCA) as the property has a frontage to Helm Street of 31.26 metres and the house is well sited on the allotment in the front left hand corner.

The home comprises Entrance Hall, 4 Bedrooms or three and a study - the main with walk in robe and ensuite, Lounge, updated kitchen and spacious living/dining room, 3 piece bathroom and laundry.

The home is currently let at \$280.00 per week on a periodic tenancy but with the opportunity to secure a new lease or vacant possession available if required.

**View :** <https://www.dck.com.au/sale/vic/greater-bendigo-region/kangaroo-flat/residential/house/5763819>



**Leonie Butler**  
(03) 5440 5000

A rare opportunity to acquire a prime site in a great location