



### 2/13 Bowles Street Kangaroo Flat VIC

1 1 1

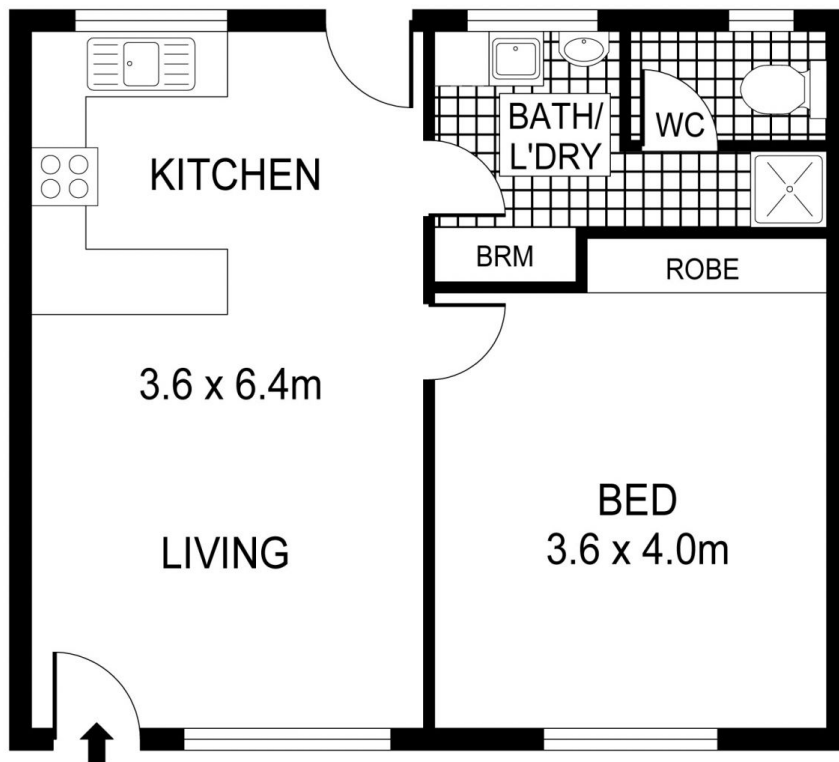
Ideally located close to Kangaroo Flat Train Station and Town Centre is this entry level easy care unit currently commanding a return of almost 6.3%. Leased to great tenants the property includes in open-planed kitchen and living area with split system heating/cooling and a gas heater. The spacious bedroom offers room for bed and desk while the combined bathroom/laundry makes great use of space. Ideal for downsizers or investors alike. Vacant possession available.

**Price** : \$ 142,000

**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/kangaroo-flat/residential/unit/5766665>



**Marc Cox**  
**(03) 5440 5000**



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 53228



2/13 BOWLES STREET