



## 62 High Street Kangaroo Flat VIC

3 2 1

This attractive cream brick veneer home set on an oversized lot with extensive gardens backing onto the Bendigo Creek has potential written all over it.

It's a golden opportunity for first home buyers, renovators or builders/developers to renovate and retain the big backyard or take advantage of the three titles and subdivide for future development. Alternatively you could take the triple treat and purchase the two neighbouring properties yielding a total area of approx 4598m<sup>2</sup> (1.136 acres approx) for subdivision and/or redevelopment. ( All Subject to council approval).

The home with good bones for a makeover begins with a sun-drenched front patio and entry hall leading to a formal lounge and dining room with picture windows, classic open fire and two sets of French doors to the garden. The adjacent kitchen/meals has been updated with timber cabinetry including island bench, electric cooker and

**Price** : \$ 449,000  
**Land Size** : 1448 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/kangaroo-flat/residential/house/5915401>

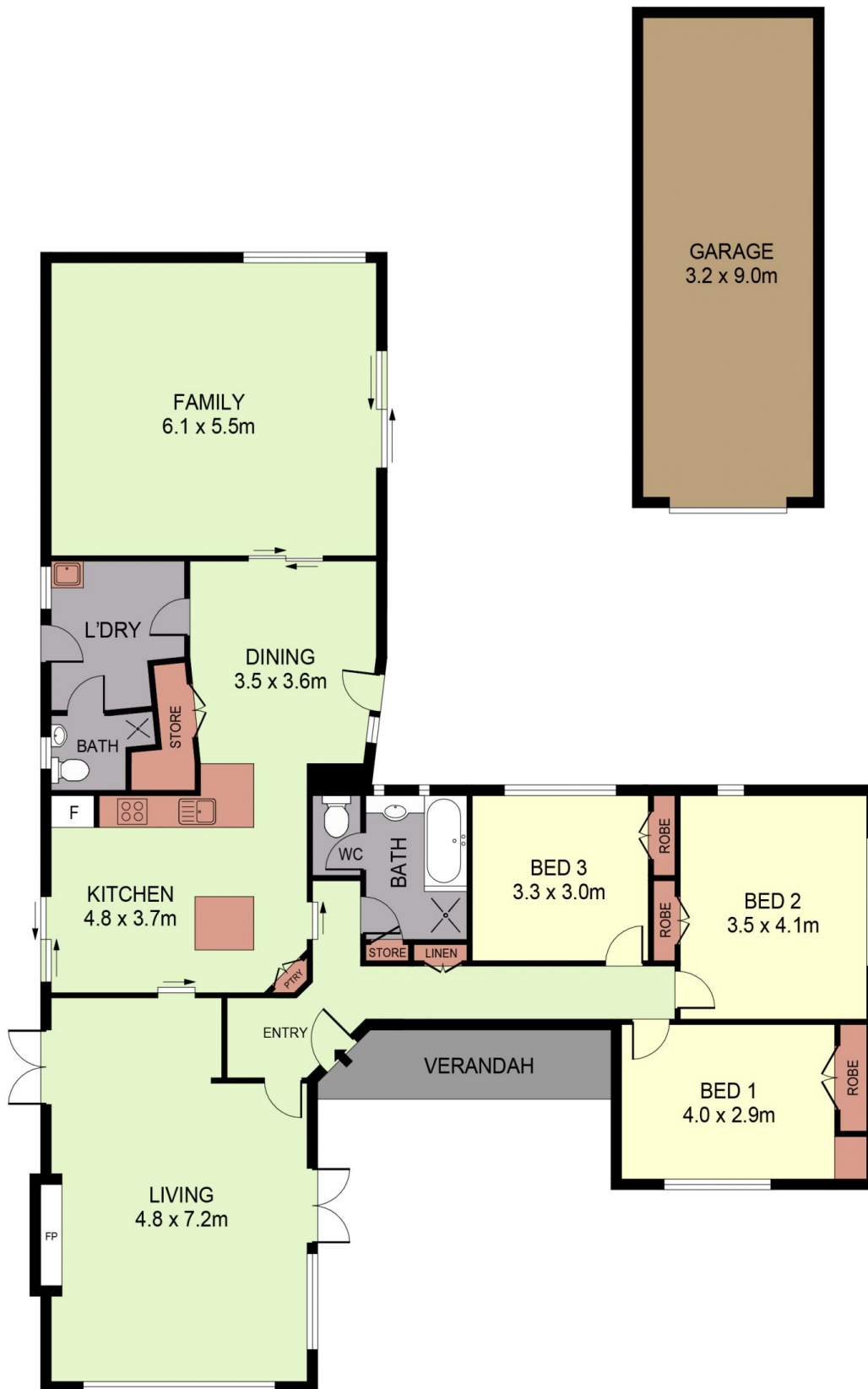


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0 1 2 3 4 5  
SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 00000



INT : 172m<sup>2</sup>  
GARAGE : 29m<sup>2</sup>

62 HIGH STREET